



# **CITY COUNCIL**

**Monday, August 29, 2016  
5:30 PM**

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



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**Agenda  
City Council  
Monday, August 29, 2016**

**CONFIRMATION OF AGENDA**

**MINUTES FROM THE MEETING HELD ON JULY 25, 2016**

**DELEGATIONS, COMMUNICATIONS AND RELATED REPORTS**

- CP16-21      Kaitlyn Brown – Property Development Support Services Inc.:  
Discretionary Use Application (16-DU-13) - Shopping Centre – 600 East  
Victoria Avenue
- CR16-98      Regina Planning Commission: Discretionary Use Application (16-DU-13)  
- Shopping Centre – 600 East Victoria Avenue

**Recommendation**

That the Discretionary Use Application for a proposed Shopping Centre located at 600 East Victoria Avenue, being Lot/Parcel L, Plan No. 102004434, Ext 1, Tuxedo Park Subdivision be approved, and that a Development Permit be issued subject to the following conditions:

- a) The development shall be consistent with the plan attached to this report as Appendix A-3.1 prepared by PDSS Inc. and dated April 2016 and last revised on June 6, 2016; and
- b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.





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## Office of the City Clerk

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- CP16-22 Bo Chen: Discretionary Use Application (16-DU-15) - Proposed Mixed-Use Building – 1440 11th Avenue
- CR16-99 Regina Planning Commission: Discretionary Use Application (16-DU-15) - Proposed Mixed-Use Building – 1440 11th Avenue

### **Recommendation**

That the Discretionary Use application for a Mixed-Use Building, three restaurants with less than 50 seats and a grocery store located at 1440 11th Avenue, being Condo Plan 102176715 Ext 0, Old 33 be approved, and that a Development Permit be issued subject to the following conditions:

- a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.5 inclusive, prepared by KRN Tolentino Architecture Ltd. and dated May 17 and June 21, 2016;
- b) The applicant shall provide a 1.8 metre high fence or masonry wall along the north property line to ensure visual screening and buffering requirements; and
- c) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.

- DE16-90 Chief Lynn Acoose and Pat Fiacco – Four Horse Developments Ltd.: Sakimay First Nations – Water Supply Access and Fire Services Agreement
- CR16-100 Executive Committee: Sakimay First Nations –Water Supply Access and Fire Services Agreements

### **Recommendation**

- 1 That the Executive Director of City Planning & Development be authorized to finalize and approve the terms of a Water Access Agreement and Fire Services Agreement between the City of Regina, Sakimay First Nations and the development corporation Four Horse Development Ltd. The Agreement(s) will be to service the first 16 hectares with the supply of potable water access and fire services of lands located directly west of Pinkie Road and south of Dewdney Avenue.
- 2 That the City Clerk be authorized to execute the Agreements after review and approval by the City Solicitor.



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## Office of the City Clerk

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DE16-91	Munir Haque – Islamic Association of Saskatchewan, Regina Inc.: Discretionary Use Application (16-DU-08) - Religious Institution – 2318 East Assiniboine Avenue
DE16-92	Mohamed Eldarieby – Islamic Association of Saskatchewan, Regina Inc.: Discretionary Use Application (16-DU-08) - Religious Institution – 2318 East Assiniboine Avenue
DE16-93	Stacey Ferguson: Discretionary Use Application (16-DU-08) - Religious Institution – 2318 East Assiniboine Avenue
CR16-101	Regina Planning Commission: Discretionary Use Application (16-DU-08) - Religious Institution – 2318 East Assiniboine Avenue

### **Recommendation**

That the Discretionary Use Application for a proposed Religious Institution located at 2318 East Assiniboine Avenue, Block/Parcel B, Plan 86R27624 Ext 5, Richmond Place Subdivision be approved and that a Development Permit be issued subject to the following conditions:

- a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 and A-3.2 submitted along with the Discretionary Use Application form;
- b) The Religious Institution shall accommodate no more than 20 patrons (seats) at one time; and
- c) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.

DE16-94	Donald W. Black: University of Regina College Avenue Campus Renewal – City Land Contributions
DE16-95	Dr. Lyn Goldman and Dr. Jean Freeman: University of Regina College Avenue Campus Renewal – City Land Contributions
DE16-96	John Hopkins – Regina & District Chamber of Commerce: University of Regina College Avenue Campus Renewal – City Land Contributions
DE16-97	Bernadette McIntyre – Wascana Centre Authority: University of Regina College Avenue Campus Renewal – City Land Contributions
DE16-98	Eric Dillon – Conexus Credit Union: University of Regina College Avenue Campus Renewal – City Land Contributions
DE16-99	Vianne Timmons and Dave Button – University of Regina: University of Regina College Avenue Campus Renewal – City Land Contributions



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## Office of the City Clerk

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CP16-23	Judith Veresuk – Regina Downtow BID: University of Regina College Avenue Campus Renewal – City Land Contributions
CP16-24	Harvard Developments Inc.: University of Regina College Avenue Campus Renewal – City Land Contributions
CP16-25	Mitchell Developments Ltd.: University of Regina College Avenue Campus Renewal – City Land Contributions
CP16-26	Chad Novak – Saskatchewan Taxpayers Advocacy Group: University of Regina College Avenue Campus Renewal – City Land Contributions
CR16-102	Finance and Administration Committee: University of Regina College Avenue Campus Renewal – City Land Contribution

### **Recommendation**

- 1 That the City of Regina provide support to the “Building Knowledge – The College Avenue Campus Renewal Project” (Project) by way of a real property contribution and that the transfer to the University of Regina of a 2.6 acre parcel of land, being a portion of Surface Parcel 153228034, NW 18-17-19-2 Ext 239, be Approved on terms and conditions as generally set out in this report and specifically including the following conditions:
  - a. The City of Regina shall be satisfied that the details of the development proposal and related land use(s) included in the Project support community wide objectives and are consistent with *Design Regina: The Official Community Plan Bylaw No. 2013-48*.
  - b. The University of Regina shall have engaged the public in relation to the Project.
  - c. Wascana Centre Authority shall have provided written consent to the transfer pursuant to *The Wascana Centre Act*.
  - d. The University of Regina shall have provided the City of Regina with confirmation of financial support for the Project from the Provincial and Federal governments in a form satisfactory to the City of Regina.
  - e. The University of Regina shall enter into a Municipal Servicing Agreement to ensure that any third party occupants of the property, exclusive of space that is used exclusively by the University of Regina, are liable for property taxes or otherwise agree to make payments comparable to property taxes in consideration of the land contribution.



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## Office of the City Clerk

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- f. Approval of a plan of proposed subdivision shall have been received by the City of Regina to create title to the subject lands, in a form approved by both the University of Regina and the City of Regina, and including adoption of any required bylaws or approvals for any street closures and new right of way dedications as may be necessary to accommodate the proposed development.
  - g. Construction of the Project in accordance with the approved development proposal shall have commenced within one year of the date of the transfer, unless such date is expressly agreed to be extended by the City of Regina, failing which the City of Regina may require that the University of Regina transfer the lands back to the City of Regina.
- 2 That the City Manager or designate be authorized to finalize the remaining terms and conditions of the legal Land Contribution Agreement and a Municipal Servicing Agreement.
  - 3 That the City Clerk be authorized to execute the Land Contribution Agreement and a Municipal Servicing Agreement in a form approved by the City Solicitor.

## COMMITTEE REPORTS

### EXECUTIVE COMMITTEE

CR16-103      2016 Citizen Nominee for the Regina Public Library Board (RPLB)

#### **Recommendation**

- 1 That Starla Grebinski be appointed to the Regina Public Library Board effective September 1, 2016 to December 31, 2016.
- 2 That this member continue to hold office for the term indicated or until their successor is appointed.

### FINANCE AND ADMINISTRATION COMMITTEE

CR16-104      Debt Status Report and Debt Limit Considerations

#### **Recommendation**

That the Chief Financial Officer be authorized to make application to the Saskatchewan Municipal Board (SMB), under section 133(1) of *The Cities Act*, to maintain a debt limit for the City of Regina in the amount of \$450 million beyond December 31, 2016.



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Office of the City Clerk

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**INFORMATIONAL REPORTS**

IR16-8 Mayor's Housing Commission: Comprehensive Housing Strategy – 2015 Annual Update

**Recommendation**

That this report be received and filed.

IR16-9 Executive Committee: 2016 Semi-Annual Review of Closed Executive Committee Items

**Recommendation**

That this report be received and filed.

**MOTIONS**

CP16-27 Doug Kozak: Councillor Barbara Young: Residential Roadways Program

MN16-8 Councillor Barbara Young: Residential Roadways Program

MN16-9 Councillor Shawn Fraser: Neighbourhood Plans

**ADJOURNMENT**

AT REGINA, SASKATCHEWAN, MONDAY, JULY 25, 2016

AT A MEETING OF CITY COUNCIL

AT 5:30 PM

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

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

Also in Attendance: Chief Legislative Officer & City Clerk, Jim Nicol  
Deputy City Clerk, Erna Hall  
City Manager, Chris Holden  
Chief Financial Officer, Ian Rea  
Executive Director, Legal & Risk, Byron Werry  
Executive Director, City Planning & Development, Diana Hawryluk  
Executive Director, City Services, Kim Onrait  
Executive Director, Human Resources, Pat Gartner  
A\Executive Director, Transportation & Utilities, Norman Kyle  
Director, Communications, Myrna Stark Leader

CONFIRMATION OF AGENDA

**Councillor Sharron Bryce moved, seconded by Councillor Terry Hincks that the agenda for this meeting be approved, with the following adjustments, and that the delegations listed on the agenda be heard when called forward by the Mayor, at the call of the Chairperson:**

- That communications CP16-16, CP16-17, CP16-18 and CP16-19 be added to the agenda.
- That Bylaw 2016-46, *The Regina Fire Bylaw* be received and filed.

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

ADOPTION OF MINUTES

**Councillor Barbara Young moved, seconded by Councillor Wade Murray, AND IT WAS RESOLVED, that the minutes for the meeting held on June 27, 2016 be adopted, as circulated.**

DELEGATIONS, COMMUNICATIONS, PUBLIC NOTICE BYLAWS  
AND RELATED REPORTS

DE16-59      Stephen Onda – Sundog Developments Ltd.: Contract Zone Application (16-CZ-03) – Additional Dwelling Units in Existing Low-Rise Apartment Building – 1914, 1920 and 1924 Halifax Street

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**Pursuant to due notice the delegation was present.**

**The Mayor invited the delegation to come forward and be heard. Stephen Onda, Roger Mitchell and Paul Gregory, representing Sundog Developments Ltd. addressed Council and answered a number of questions.**

**Pursuant to the provisions of Section 16(11)(c) of City Council's *Procedure Bylaw No. 9004*, this brief was tabled until after consideration of CR16-84, a report from the Regina Planning Commission respecting the same subject.**

CR16-84      Regina Planning Commission: Contract Zone Application (16-CZ-03) – Additional Dwelling Units in Existing Low-Rise Apartment Building – 1914, 1920 and 1924 Halifax Street

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**Recommendation**

1. That the application to amend *Regina Zoning Bylaw No. 9250* by amending an existing C-Contract Zone Agreement for 1914, 1920 and 1924 Halifax Street, being Lots 34, 36, 37, 41 & 42 in Block 349, Plan No. Old 33 to increase the number of dwelling units within a Low-Rise Apartment Building approved under the conditions of the Agreement from 39 to 45 be approved and that the amended Contract Zone Agreement between the City of Regina and the applicant/owner of the subject properties be executed.
2. That further to recommendation 1, the proposed Contract Zone Agreement shall include the following terms:
  - a. The development shall conform to the attached plans labelled Appendix A-3.1 to A-3.3, prepared by Walker Projects dated November 15, 2015;
  - b. Any zoning related detail not specifically addressed in the Contract Zone Agreement shall be subject to applicable provisions of the *Regina Zoning Bylaw No. 9250*; and
  - c. The Agreement shall be registered in the City of Regina's interest at the applicant's cost pursuant to Section 69 of *The Planning and Development Act, 2007*.

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

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

DE16-60	James Pernu – McElhanney Consulting Services Ltd.: Concept Plan Amendment (15-CP-08) – Zoning Amendment Application (15-Z-18) - SomerSet Phase 1
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**Pursuant to due notice the delegation was present.**

**The Mayor invited the delegation to come forward and be heard. James Pernu, representing McElhanney Consulting Services Ltd. addressed Council and answered a number of questions.**

**Pursuant to the provisions of Section 16(11)(c) of City Council's *Procedure Bylaw No. 9004*, this brief was tabled until after consideration of CR16-85, a report from the Regina Planning Commission respecting the same subject.**

CR16-85	Regina Planning Commission: Concept Plan Amendment (15-CP-08) – Zoning Amendment Application (15-Z-18) - SomerSet Phase 1
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**Recommendation**

1. That the application to amend the SomerSet Concept Plan depicted in Appendix A-3.1 to A-3.7, by replacing the phasing plan in Appendix A-3.7 and the land use plan for Phase 1 in A.3.1 with the proposed Phasing and Land Use Plan contained in Appendix A-4 and by removing Appendix A-3.2 and 3.4 to 3.6 inclusive from the Concept Plan, be approved.
2. That the *Regina Zoning Bylaw No. 9250* be amended by rezoning from UH - Urban Holding:
  - a. Block 27, Lots 50-86, Block 28, Lots 87-119 and Block 29, Lots 1-13 to DCD 12 - Direct Control District Suburban Narrow Lot Residential.
  - b. Block 24, Lots 121-172 to R5 (RW13.5) - Residential Medium Density (Railway Setback Overlay Zone).
  - c. Block 26, Lots 14-48 to R5 - Residential Medium Density.
  - d. Block 24, Lot 120 to R6 (RW13.5) - Residential Multiple Housing (Railway Setback Overlay Zone).
  - e. Block 26, Lot 49 to R6 - Residential Multiple Housing.
  - f. Block 48 to DSC (RW13.5) - Designated Shopping Centre (Railway Setback Overlay Zone).
  - g. MR3, MU1, MB6 and MB7 to PS - Public Service.



within Phase 1 of the SomerSet Concept Plan Area, which is part of the NE 06-18-19 W2M and SW 07-18-19-W2M as shown on the attached plan of proposed subdivision (Appendix A-5).

3. That the *Regina Zoning Bylaw No. 9250* be amended by adding the Railway Setback Overlay Zone, as stated in Appendix B-1.
4. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective *Regina Zoning Bylaw No. 9250* amendments.

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

DE16-61	Munir Haque – Westerra Development Corp: Discretionary Use Application (16-DU-12) – Live/Work Units – Zoning Amendment Application (16-Z-03) Westerra Phase 1 Stage 1A
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**Pursuant to due notice the delegation was present.**

**The Mayor invited the delegation to come forward and be heard. Munir Haque, representing Westerra Development Corp. addressed Council and answered a number of questions.**

**Pursuant to the provisions of Section 16(11)(c) of City Council's *Procedure Bylaw No. 9004*, this brief was tabled until after consideration of CR16-86, a report from the Regina Planning Commission respecting the same subject.**

CR16-86	Regina Planning Commission: Discretionary Use Application (16-DU-12) – Live/Work Units – Zoning Amendment Application (16-Z-03) Westerra Phase 1 Stage 1A
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**Recommendation**

1. That the application to rezone proposed Lots 23A, 24, 25A in Block 1, Lots 23A, 24, 25A in Block 2 and Lot 20A in Block 3, located within the Westerra Concept Plan Area, which is part of the N ½ Section 21-17-20 W2M as shown on the attached plan of proposed subdivision (Appendix A-3), from UH - Urban Holding Zone to R5- Residential Medium Density Zone, be approved.
2. That the Discretionary Use for the proposed Live/Work Units located on Lot 23A, Block 1 and Lot 23A, Block 2 in the Westerra Subdivision be approved subject to the following conditions:
  - a. The development shall be consistent with the plans attached to this report as Appendix A-5.1-5.3 inclusive.
  - b. That the Live/Work Units are subject to *The Licensing Bylaw, 2007* and the *2010 National Building Code* for Mixed Use Buildings, or equivalent;
  - c. The development is contingent on subdivision approval of the subject lots and subsequent title creation; and

- d. The development shall comply with all applicable standards and regulations in the *Regina Zoning Bylaw No. 9250*.

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

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

DELEGATIONS, COMMUNICATION, BYLAWS AND RELATED REPORTS

DE16-84      Chad Novak – Saskatchewan Taxpayers Advocacy Group: Regina Plains Museum Support (also known as the Civic Museum of Regina)

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**Pursuant to due notice the delegation was present.**

**The Mayor invited the delegation to come forward and be heard. Chad Novak, representing Saskatchewan Taxpayers Advocacy Group addressed Council and answered a number of questions.**

**Pursuant to the provisions of Section 16(11)(c) of City Council's *Procedure Bylaw No. 9004*, this brief was tabled until after consideration of CR16-90, a report from the Community and Protective Services Committee respecting the same subject.**

(Councillor Hincks left the meeting.)

DE16-85      Rob Deglau – Civic Museum of Regina: Regina Plains Museum Support (also known as the Civic Museum of Regina)

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**Pursuant to due notice the delegation was present.**

**The Mayor invited the delegation to come forward and be heard. Rob Deglau, representing Civic Museum of Regina addressed Council and answered a number of questions.**

**Pursuant to the provisions of Section 16(11)(c) of City Council's *Procedure Bylaw No. 9004*, this brief was tabled until after consideration of CR16-90, a report from the Community and Protective Services Committee respecting the same subject.**

DE16-83      Ross Keith – Nicor Group: Regina Plains Museum Support (also known as the Civic Museum of Regina)

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**Pursuant to due notice the delegation was present.**

**The Mayor invited the delegation to come forward and be heard. Ross Keith, representing Nicor Group addressed Council and answered a number of questions.**

**Pursuant to the provisions of Section 16(11)(c) of City Council's *Procedure Bylaw No. 9004*, this brief was tabled until after consideration of CR16-90, a report from the Community and Protective Services Committee respecting the same subject.**

CP16-15      Nicor Group: Regina Plains Museum Support (also known as the Civic Museum of Regina)

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**Councillor Bob Hawkins moved, seconded by Councillor Byron Burnett, AND IT WAS RESOLVED, that this communication be received and filed.**

CR16-90      Community and Protective Services Committee: Regina Plains Museum Support (also known as the Civic Museum of Regina)

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**Recommendation**

- 1    That the City of Regina (City) provide up to \$85,500 in one-time funding (from the Community Investment Grants Reserve) to enable the Regina Plains Museum (the Organization) to implement their business plan and that Administration enter into an agreement with the Organization for phasing the funding against the Organization's performance on key milestones.
- 2    That the Executive Director, City Services, be authorized to negotiate and approve the funding agreement with Regina Plains Museum as further outlined in this report.
- 3    That the City Clerk be authorized to execute the funding agreement on behalf of the City.
- 4    That Regina Plains Museum receive a core operating increase from \$115,000 in 2016, to \$120,000 in 2017, then up to a \$5,000 increase each subsequent year up to the year 2020 based on their performance review through the Community Investment Grants Program (CIGP), and that Administration bring a report back to the Community and Protective Services Committee to provide an update in Q1 of 2018.
- 5    That increases to the CIGP, matching the anticipated increases for the Regina Plains Museum, be considered by City Council annually through the budget process.
- 6    That CR15-99 be removed from the List of Outstanding Items for the Community and Protective Services Committee.

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

**Councillor Mike O'Donnell moved, in amendment, seconded by Councillor Jerry Flegel, AND IT WAS RESOLVED, that the Audited Financial Statement for the Regina Plains Museum be posted on the City of Regina's website, together with this report.**

Mayor Michael Fougere stepped down to enter debate.

Councillor John Findura assumed the Chair.

Mayor Michael Fougere returned to the Chair prior to the vote

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

DE16-86 Chad Novak – Saskatchewan Taxpayers Advocacy Group: Curling in Regina - Developing a Sustainable Business Model

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**Pursuant to due notice the delegation was present.**

**The Mayor invited the delegation to come forward and be heard. Chad Novak, representing Saskatchewan Taxpayers Advocacy Group addressed Council and answered a number of questions.**

**Pursuant to the provisions of Section 16(11)(c) of City Council's *Procedure Bylaw No. 9004*, this brief was tabled until after consideration of CR16-91, a report from the Finance and Administration Committee respecting the same subject.**

DE16-87 Curl Regina/Highland Curling Club/Tartan Curling Club and Callie Curling Club: Curling in Regina - Developing a Sustainable Business Model

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**Pursuant to due notice the delegation was present.**

**The Mayor invited the delegation to come forward and be heard. Brandi Clarke, representing Highland Curling Club, Tiffany Watt, representing Callie Curling Club and Liane McLean, representing the Tartan Curling Club addressed Council and answered a number of questions.**

**Pursuant to the provisions of Section 16(11)(c) of City Council's *Procedure Bylaw No. 9004*, this brief was tabled until after consideration of CR16-91, a report from the Finance and Administration Committee respecting the same subject.**

IR16-6 Supplemental Report – FA16-27 Curling in Regina – Developing a Sustainable Business Model

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**Recommendation**

That this report be received and filed.

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

CR16-91 Finance and Administration Committee: Curling in Regina - Developing a Sustainable Business Model

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**Recommendation**

- 1 That the City of Regina provide an exemption for the municipal portion of property tax to the Highland Curling Club for the 2017 and 2018 taxation years.
- 2 That the City of Regina provide an exemption for the municipal portion of property tax to the Tartan Curling Club for the 2017 and 2018 taxation years.

- 3 That the City Solicitor be instructed to bring forward the necessary two year tax exemption agreement and bylaw to provide for the property tax exemptions at the appropriate time.
- 4 That item CR15-70 be removed from the List of Outstanding Items for City Council.

**Councillor Wade Murray moved, seconded by Councillor Barbara Young that the recommendations of the Finance and Administration Committee contained in the report be concurred in.**

Mayor Michael Fougere stepped down to enter debate.

Councillor John Findura assumed the Chair.

Mayor Michael Fougere returned to the Chair prior to the vote

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

DE16-88      Chad Novak – Saskatchewan Taxpayers Advocacy Group: Discretionary Use Application (16-DU-11) – Shopping Centre – Chuka Drive in the Greens on Gardiner

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**Pursuant to due notice the delegation was present.**

**The Mayor invited the delegation to come forward and be heard. Chad Novak, representing Saskatchewan Taxpayers Advocacy Group addressed Council and answered a number of questions.**

**Pursuant to the provisions of Section 16(11)(c) of City Council's *Procedure Bylaw No. 9004*, this brief was tabled until after consideration of CR16-92, a report from the Regina Planning Commission respecting the same subject.**

DE16-89      Blair Forster – Forster Projects Inc. and Denis Jones – Deveraux Developments: Discretionary Use Application (16-DU-11) – Shopping Centre – Chuka Drive in the Greens on Gardiner

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**Pursuant to due notice the delegation was present.**

**The Mayor invited the delegation to come forward and be heard. Blair Forster, representing Forster Projects Inc. and Denis Jones, representing Deveraux Developments addressed Council and answered a number of questions.**

**Pursuant to the provisions of Section 16(11)(c) of City Council's *Procedure Bylaw No. 9004*, this brief was tabled until after consideration of CR16-92, a report from the Regina Planning Commission respecting the same subject.**

CR16-92 Regina Planning Commission: Discretionary Use Application (16-DU-11) – Shopping Centre – Chuka Drive in the Greens on Gardiner

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**Recommendation**

That the discretionary use application for a proposed Shopping Centre located on the east side of Chuka Boulevard, being portion of SE-11-17-19-2, Block A, Plan 101880277 Ext 1, be approved, and that a Development Permit be issued subject to the following conditions:

- a) The development is contingent on subdivision approval of the subject lots and subsequent title creation.
- b) The development shall be consistent with the plans attached to this report as Appendix A-3.1, prepared by DIALOG and dated June 1, 2016.
- c) The development shall comply with all applicable standards and regulations in the *Regina Zoning Bylaw No. 9250*.

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

2016-52 THE HIGHLAND CURLING CLUB CO-OPERATIVE LIMITED TAX EXEMPTION BYLAW, 2016

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2016-53 THE TARTAN CURLING CLUB CO-OPERATIVE TAX EXEMPTION BYLAW, 2016

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**Councillor John Findura moved, seconded by Councillor Barbara Young, AND IT WAS RESOLVED, that Bylaws No. 2016-52 and 2016-53 be introduced and read a first time. Bylaws were read a first time.**

**Councillor John Findura moved, seconded by Councillor Wade Murray, AND IT WAS RESOLVED, that Bylaws No. 2016-52 and 2016-53 be read a second time. Bylaws were read a second time.**

**Councillor John Findura moved, seconded by Councillor Shawn Fraser that City Council hereby consent to Bylaws No. 2016-52 and 2016-53 going to third and final reading at this meeting.**

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

**Councillor John Findura moved, seconded by Councillor Jerry Flegel, AND IT WAS RESOLVED, that Bylaws No. 2016-52 and 2016-53 be read a third time. Bylaws were read a third and final time.**

RECESS

**Councillor Jerry Flegel moved, seconded by Councillor Wade Murray, AND IT WAS RESOLVED, that the meeting recess for 10 minutes.**

The meeting recessed at 8:07 p.m.

The meeting reconvened at 8:21 p.m.

DE16-62      Catherine Gibson (on behalf of Terry Martens): Official Community Plan Amendment, Zoning Amendment and Discretionary Use Applications (15-OCP-02) – Mixed-Use Building 3504 13<sup>th</sup> Avenue and 2064 Elphinstone Street

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**Pursuant to due notice the delegation was present.**

**The Mayor invited the delegation to come forward and be heard. Catherine Gibson (on behalf of Terry Martens) addressed Council.**

**Pursuant to the provisions of Section 16(11)(c) of City Council's *Procedure Bylaw No. 9004*, this brief was tabled until after consideration of CR16-87, a report from the Regina Planning Commission respecting the same subject.**

DE16-63      Catherine Gibson: Official Community Plan Amendment, Zoning Amendment and Discretionary Use Applications (15-OCP-02) – Mixed-Use Building 3504 13th Avenue and 2064 Elphinstone Street

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**Pursuant to due notice the delegation was present.**

**The Mayor invited the delegation to come forward and be heard. Catherine Gibson, representing herself addressed Council and answered a number of questions.**

**Pursuant to the provisions of Section 16(11)(c) of City Council's *Procedure Bylaw No. 9004*, this brief was tabled until after consideration of CR16-87, a report from the Regina Planning Commission respecting the same subject.**

DE16-64      Abby Ulmer – Protect Cathedral Neighbourhood Group: Official Community Plan Amendment, Zoning Amendment and Discretionary Use Applications (15-OCP-02) – Mixed-Use Building 3504 13th Avenue and 2064 Elphinstone Street

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**Pursuant to due notice the delegation was present.**

**The Mayor invited the delegation to come forward and be heard. Abby Ulmer, representing Protect Cathedral Neighbourhood Group addressed Council and answered a number of questions.**

**Pursuant to the provisions of Section 16(11)(c) of City Council's *Procedure Bylaw No. 9004*, this brief was tabled until after consideration of CR16-87, a report from the Regina Planning Commission respecting the same subject.**

DE16-65 Molly Moss – Protect Cathedral Neighbourhood Group: Official Community Plan Amendment, Zoning Amendment and Discretionary Use Applications (15-OCP-02) – Mixed-Use Building 3504 13th Avenue and 2064 Elphinstone Street

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**Pursuant to due notice the delegation was present.**

**The Mayor invited the delegation to come forward and be heard. Molly Moss, representing Protect Cathedral Neighbourhood Group addressed Council and answered a number of questions.**

**Pursuant to the provisions of Section 16(11)(c) of City Council's *Procedure Bylaw No. 9004*, this brief was tabled until after consideration of CR16-87, a report from the Regina Planning Commission respecting the same subject.**

DE16-66 Brenda Niskala and Barbara Kahan – Protect Cathedral Neighbourhood Group: Official Community Plan Amendment, Zoning Amendment and Discretionary Use Applications (15-OCP-02) – Mixed-Use Building 3504 13th Avenue and 2064 Elphinstone Street

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**Pursuant to due notice the delegation was present.**

**The Mayor invited the delegation to come forward and be heard. Brenda Niskala, representing Protect Cathedral Neighbourhood Group addressed Council and answered a number of questions.**

**Pursuant to the provisions of Section 16(11)(c) of City Council's *Procedure Bylaw No. 9004*, this brief was tabled until after consideration of CR16-87, a report from the Regina Planning Commission respecting the same subject.**

DE16-67 Pam LaBelle – Protect Cathedral Neighbourhood Group: Official Community Plan Amendment, Zoning Amendment and Discretionary Use Applications (15-OCP-02) – Mixed-Use Building 3504 13th Avenue and 2064 Elphinstone Street

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**Pursuant to due notice the delegation was present.**

**The Mayor invited the delegation to come forward and be heard. Pam LaBelle, representing Protect Cathedral Neighbourhood Group addressed Council. There were no questions for the delegation.**

**Pursuant to the provisions of Section 16(11)(c) of City Council's *Procedure Bylaw No. 9004*, this brief was tabled until after consideration of CR16-87, a report from the Regina Planning Commission respecting the same subject.**



DE16-68      Jane Anweiler – Protect Cathedral Neighbourhood Group: Official Community Plan Amendment, Zoning Amendment and Discretionary Use Applications (15-OCP-02) – Mixed-Use Building 3504 13th Avenue and 2064 Elphinstone Street

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**Pursuant to due notice the delegation was present.**

**The Mayor invited the delegation to come forward and be heard. Carol Olsen (on behalf of Jane Anweiler) addressed Council and answered a number of questions.**

**Pursuant to the provisions of Section 16(11)(c) of City Council's *Procedure Bylaw No. 9004*, this brief was tabled until after consideration of CR16-87, a report from the Regina Planning Commission respecting the same subject.**

DE16-69      Jeannie Mah: Official Community Plan Amendment, Zoning Amendment and Discretionary Use Applications (15-OCP-02) – Mixed-Use Building 3504 13th Avenue and 2064 Elphinstone Street

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**Pursuant to due notice the delegation was present.**

**The Mayor invited the delegation to come forward and be heard. Jeannie Mah, representing herself addressed Council. There were no questions for the delegation.**

**Pursuant to the provisions of Section 16(11)(c) of City Council's *Procedure Bylaw No. 9004*, this brief was tabled until after consideration of CR16-87, a report from the Regina Planning Commission respecting the same subject.**

DE16-70      Susan Field: Official Community Plan Amendment, Zoning Amendment and Discretionary Use Applications (15-OCP-02) – Mixed-Use Building 3504 13th Avenue and 2064 Elphinstone Street

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**Pursuant to due notice the delegation was present.**

**The Mayor invited the delegation to come forward and be heard. Susan Field, representing herself addressed Council and answered a number of questions.**

**Pursuant to the provisions of Section 16(11)(c) of City Council's *Procedure Bylaw No. 9004*, this brief was tabled until after consideration of CR16-87, a report from the Regina Planning Commission respecting the same subject.**

DE16-71      Ken Kolot: Official Community Plan Amendment, Zoning Amendment and Discretionary Use Applications (15-OCP-02) – Mixed-Use Building 3504 13th Avenue and 2064 Elphinstone Street

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**Pursuant to due notice the delegation was present.**

**The Mayor invited the delegation to come forward and be heard. Ken Kolot, representing himself addressed Council. There were no questions for the delegation.**

**Pursuant to the provisions of Section 16(11)(c) of City Council's *Procedure Bylaw No. 9004*, this brief was tabled until after consideration of CR16-87, a report from the Regina Planning Commission respecting the same subject.**

DE16-72 Gary Robins: Official Community Plan Amendment, Zoning Amendment and Discretionary Use Applications (15-OCP-02) – Mixed-Use Building 3504 13th Avenue and 2064 Elphinstone Street

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**Pursuant to due notice the delegation was present.**

**The Mayor invited the delegation to come forward and be heard. Shirley Dixon (on behalf of Gary Robins) addressed Council and answered a number of questions.**

**Pursuant to the provisions of Section 16(11)(c) of City Council's *Procedure Bylaw No. 9004*, this brief was tabled until after consideration of CR16-87, a report from the Regina Planning Commission respecting the same subject.**

DE16-73 Theresa Walter: Official Community Plan Amendment, Zoning Amendment and Discretionary Use Applications (15-OCP-02) – Mixed-Use Building 3504 13th Avenue and 2064 Elphinstone Street

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**Pursuant to due notice the delegation was present.**

**The Mayor invited the delegation to come forward and be heard. Theresa Walter, representing herself addressed Council and answered a number of questions.**

**Pursuant to the provisions of Section 16(11)(c) of City Council's *Procedure Bylaw No. 9004*, this brief was tabled until after consideration of CR16-87, a report from the Regina Planning Commission respecting the same subject.**

DE16-74 Jackie Schmidt and Robert Hubick – Heritage Regina: Official Community Plan Amendment, Zoning Amendment and Discretionary Use Applications (15-OCP-02) – Mixed-Use Building 3504 13th Avenue and 2064 Elphinstone Street

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**Pursuant to due notice the delegation was present.**

**The Mayor invited the delegation to come forward and be heard. Jackie Schmidt and Robert Hubick –representing Heritage Regina addressed Council and answered a number of questions.**

**Pursuant to the provisions of Section 16(11)(c) of City Council's *Procedure Bylaw No. 9004*, this brief was tabled until after consideration of CR16-87, a report from the Regina Planning Commission respecting the same subject.**

DE16-75 Patricia Elliott: Official Community Plan Amendment, Zoning Amendment and Discretionary Use Applications (15-OCP-02) – Mixed-Use Building 3504 13th Avenue and 2064 Elphinstone Street

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**Pursuant to due notice the delegation was present.**

**The Mayor invited the delegation to come forward and be heard. David Rosenbluth (on behalf of Patricia Elliott) addressed Council. There were no questions for the delegation.**

**Pursuant to the provisions of Section 16(11)(c) of City Council's *Procedure Bylaw No. 9004*, this brief was tabled until after consideration of CR16-87, a report from the Regina Planning Commission respecting the same subject.**

DE16-76 Cameron Curtis: Official Community Plan Amendment, Zoning Amendment and Discretionary Use Applications (15-OCP-02) – Mixed-Use Building 3504 13th Avenue and 2064 Elphinstone Street

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**Pursuant to due notice the delegation was present.**

**The Mayor invited the delegation to come forward and be heard. Cameron Curtis, representing himself addressed Council. There were no questions for the delegation.**

**Pursuant to the provisions of Section 16(11)(c) of City Council's *Procedure Bylaw No. 9004*, this brief was tabled until after consideration of CR16-87, a report from the Regina Planning Commission respecting the same subject.**

DE16-77 Chad Novak – Saskatchewan Taxpayers Advocacy Group: Official Community Plan Amendment, Zoning Amendment and Discretionary Use Applications (15-OCP-02) – Mixed-Use Building 3504 13th Avenue and 2064 Elphinstone Street

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**Pursuant to due notice the delegation was present.**

**The Mayor invited the delegation to come forward and be heard. Chad Novak, representing Saskatchewan Taxpayers Advocacy Group addressed Council. There were no questions for the delegation**

**Pursuant to the provisions of Section 16(11)(c) of City Council's *Procedure Bylaw No. 9004*, this brief was tabled until after consideration of CR16-87, a report from the Regina Planning Commission respecting the same subject.**

DE16-78      John Hopkins – Regina & District Chamber of Commerce: Official Community Plan Amendment, Zoning Amendment and Discretionary Use Applications (15-OCP-02) – Mixed-Use Building 3504 13th Avenue and 2064 Elphinstone Street

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**Pursuant to due notice the delegation was present.**

**The Mayor invited the delegation to come forward and be heard. John Hopkins, representing Regina & District Chamber of Commerce addressed Council and answered a number of questions.**

**Pursuant to the provisions of Section 16(11)(c) of City Council's *Procedure Bylaw No. 9004*, this brief was tabled until after consideration of CR16-87, a report from the Regina Planning Commission respecting the same subject.**

DE16-79      John Agnew - Ecole Connaught School Community Council: Official Community Plan Amendment, Zoning Amendment and Discretionary Use Applications (15-OCP-02) – Mixed-Use Building 3504 13th Avenue and 2064 Elphinstone Street

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**Pursuant to due notice the delegation was present.**

**The Mayor invited the delegation to come forward and be heard. John Agnew, representing Ecole Connaught School Community Council addressed Council and answered a number of questions.**

**Pursuant to the provisions of Section 16(11)(c) of City Council's *Procedure Bylaw No. 9004*, this brief was tabled until after consideration of CR16-87, a report from the Regina Planning Commission respecting the same subject.**

DE16-80      Tom Ireton: Official Community Plan Amendment, Zoning Amendment and Discretionary Use Applications (15-OCP-02) – Mixed-Use Building 3504 13th Avenue and 2064 Elphinstone Street

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**Pursuant to due notice the delegation was present.**

**The Mayor invited the delegation to come forward and be heard. Tom Ireton, representing himself addressed Council and answered a number of questions.**

**Pursuant to the provisions of Section 16(11)(c) of City Council's *Procedure Bylaw No. 9004*, this brief was tabled until after consideration of CR16-87, a report from the Regina Planning Commission respecting the same subject.**

DE16-81      John McGinn and Richard McGrath – Ledcor Design-Build (Saskatchewan) Ltd.: Official Community Plan Amendment, Zoning Amendment and Discretionary Use Applications (15-OCP-02) – Mixed-Use Building 3504 13th Avenue and 2064 Elphinstone Street

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**Pursuant to due notice the delegation was present.**

**The Mayor invited the delegation to come forward and be heard. John McGinn, Jay Jones, representing Ledcor Design-Build (Saskatchewan) Ltd., and Richard McGrath, representing Peter Richard Consulting Ltd.: addressed Council and answered a number of questions.**

**Pursuant to the provisions of Section 16(11)(c) of City Council's *Procedure Bylaw No. 9004*, this brief was tabled until after consideration of CR16-87, a report from the Regina Planning Commission respecting the same subject.**

DE16-82      Mary Jane McGrath – Peter Richard Consulting Ltd.: Official Community Plan Amendment, Zoning Amendment and Discretionary Use Applications (15-OCP-02) – Mixed-Use Building 3504 13th Avenue and 2064 Elphinstone Street

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**Pursuant to due notice the delegation was present.**

**The Mayor invited the delegation to come forward and be heard. Mary Jane McGrath and Peter Richard McGrath, representing Peter Richard Consulting Ltd. addressed Council. There were no questions for the delegation.**

**Pursuant to the provisions of Section 16(11)(c) of City Council's *Procedure Bylaw No. 9004*, this brief was tabled until after consideration of CR16-87, a report from the Regina Planning Commission respecting the same subject.**

CP16-10      Alda Bouvier: Official Community Plan Amendment, Zoning Amendment and Discretionary Use Applications (15-OCP-02) – Mixed-Use Building 3504 13th Avenue and 2064 Elphinstone Street

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CP16-11      Arnold and Robin Endsins: Official Community Plan Amendment, Zoning Amendment and Discretionary Use Applications (15-OCP-02) – Mixed-Use Building 3504 13th Avenue and 2064 Elphinstone Street

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CP16-12      Fred Pollock: Official Community Plan Amendment, Zoning Amendment and Discretionary Use Applications (15-OCP-02) – Mixed-Use Building 3504 13th Avenue and 2064 Elphinstone Street

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CP16-13      Mark Gibson: Official Community Plan Amendment, Zoning Amendment and Discretionary Use Applications (15-OCP-02) – Mixed-Use Building 3504 13th Avenue and 2064 Elphinstone Street

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CP16-14 Sandra Rayson: Official Community Plan Amendment, Zoning Amendment and Discretionary Use Applications (15-OCP-02) – Mixed-Use Building 3504 13th Avenue and 2064 Elphinstone Street

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CP16-16 Mary Chan: Official Community Plan Amendment, Zoning Amendment and Discretionary Use Applications (15-OCP-02) – Mixed-Use Building 3504 13th Avenue and 2064 Elphinstone Street

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CP16-17 Peter McGrath: Official Community Plan Amendment, Zoning Amendment and Discretionary Use Applications (15-OCP-02) – Mixed-Use Building 3504 13th Avenue and 2064 Elphinstone Street

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CP16-18 Don Rosom: Official Community Plan Amendment, Zoning Amendment and Discretionary Use Applications (15-OCP-02) – Mixed-Use Building 3504 13th Avenue and 2064 Elphinstone Street

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CP16-19 Gerry Fernandes: Official Community Plan Amendment, Zoning Amendment and Discretionary Use Applications (15-OCP-02) – Mixed-Use Building 3504 13th Avenue and 2064 Elphinstone Street

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**Councillor Sharron Bryce moved, seconded by Councillor Jerry Flegel, AND IT WAS RESOLVED, that communications CP16-10, CP16-11, CP16-12, CP16-13, CP16-14, CP16-16, CP16-17, CP16-18 and CP16-19 be received and filed.**

CR16-87 Regina Planning Commission: Official Community Plan Amendment, Zoning Amendment and Discretionary Use Applications (15-OCP-02) – Mixed-Use Building 3504 13th Avenue and 2064 Elphinstone Street

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**Recommendation**

1. That the following amendment to the Cathedral Area Neighbourhood Plan, being Part B.6 of *Design Regina: The Official Community Plan Bylaw No. 2013-48*, be denied:

That the following item be added to Section 6.0 – Exception:

Civic Address	Legal Description	Development/Use
2064 Elphinstone Street	Lot 21, Blk/Par 381, Plan DV4420 Ext 0, Old 33	LC3 - Local Commercial

2. That the application to rezone Lot 21, Block 381, Plan DV4420, Old 33 Subdivision located at 2064 Elphinstone Street from R1A- Residential Older Neighborhood Zone to LC3 - Local Commercial Zone be denied.
3. That the discretionary use application for a proposed Mixed-Use building located at 2064 Elphinstone Street, being Lot 21 in Block 381, Plan DV4420, Old 33 Subdivision and 3504 13<sup>th</sup> Avenue, being Lots 22-25 in Block 381, Plan DV 4420, Old 33 Subdivision be denied.

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

**Councillor Shawn Fraser moved, seconded by Councillor Bob Hawkins that this report be referred back to Administration to assess alternate zoning options, in consultation with the developer and all stakeholders, to facilitate a development at the corner of Elphinstone Street and 13<sup>th</sup> Avenue, with a report back to Regina Planning Commission in December 2016.**

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

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

Discretionary reasons for denying the proposed development of Mixed-Use Building 3504 13th Avenue and 2064 Elphinstone Street:

- The development is not in keeping with the Cathedral Neighbourhood Plan.
- The community shared concerns about lack of community engagement.
- Although the Official Community Plan identifies intensification as one of its mandates, the structure around the criteria for intensification is unclear.

CR16-88      Regina Planning Commission: Closure Application (16-CL-02) – Lane Adjacent to 2833 Angus Street

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**Recommendation**

- 1 That the application for the closure and sale of a portion of lane within Plan BC1132 as shown on the attached plan of proposed subdivision (Appendix A-3) prepared by Malcom Vanstone, dated February 11, 2016 and legally described as follows, be approved:

“Proposed subdivision of part of Lane (Plan BC1132) and consolidation with Lot 12, Block 510, Plan BC1132 & Lot 45, Block 510, Plan 101162933 within NE 13-17-20-W2M in Regina Saskatchewan”.

- 2 That the City Solicitor be directed to prepare the necessary bylaw.

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

(Councillor Burnett temporarily left the meeting.)

CR16-89 Regina Planning Commission: Zoning Bylaw Amendment Application (16-Z-05) – Former Diocese of Qu'Appelle Lands Direct Control District (DCD-9) – Amendment to Low-Density Residential Policy Area – Supportive Living Homes

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**Recommendation**

1 That the proposed amendment to Direct Control District (DCD-9) Former Diocese of Qu'Appelle Lands of the *Regina Zoning Bylaw No. 9250* be approved as follows:

Section 3.15 (5)(b) Low-Density Residential Policy Area, Permitted Use:

- Supportive Living Home to a maximum of twenty persons (notwithstanding the limitation to ten persons in the definition).

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

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

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2016-39 THE REGINA ZONING AMENDMENT BYLAW, 2016 (No. 9)

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2016-49 THE REGINA ZONING AMENDMENT BYLAW, 2016 (No. 12)

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2016-50 A BYLAW TO PROVIDE FOR THE CLOSURE AND SALE OF A PORTION OF THE LANEWAY ADJACENT TO 2833 ANGUS STREET

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2016-51 THE REGINA ZONING AMENDMENT BYLAW, 2016 (No. 13)

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2016-54 DESIGN REGINA: THE OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW, 2016

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2016-55 THE REGINA ZONING AMENDMENT BYLAW, 2016 (No. 14)

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2016-56 THE REGINA ZONING AMENDMENT BYLAW, 2016 (No. 15)

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**Councillor John Findura moved, seconded by Councillor Sharron Bryce, AND IT WAS RESOLVED, that Bylaws No. 2016-39, 2016-49, 2016-50, 2016-51 and 2016-56 be introduced and read a first time. Bylaws were read a first time.**

**No letters of objection were received pursuant to the advertising with respect to Bylaws No. 2016-39, 2016-49, 2016-50, 2016-51 and 2016-56.**

**The Clerk called for anyone present who wished to address City Council respecting Bylaws No. 2016-39, 2016-49, 2016-50, 2016-51 and 2016-56 to indicate their desire.**

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



(Councillor Burnett returned to the meeting.)

**Councillor John Findura moved, seconded by Councillor Bryon Burnett, AND IT WAS RESOLVED, that Bylaws No. 2016-39, 2016-49, 2016-50, 2016-51 and 2016-56 be read a second time. Bylaws were read a second time.**

**Councillor John Findura moved, seconded by Councillor Bob Hawkins that City Council hereby consent to Bylaws No. 2016-39, 2016-49, 2016-50, 2016-51 and 2016-56 going to third and final reading at this meeting.**

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

**Councillor John Findura moved, seconded by Councillor Mike O'Donnell, AND IT WAS RESOLVED, that Bylaws No. 2016-39, 2016-49, 2016-50, 2016-51 and 2016-56 be read a third time. Bylaws were read a third and final time.**

**Councillor Jerry Flegel moved, seconded by Councillor Wade Murray, AND IT WAS RESOLVED, that Bylaws No. 2016-54 and 2016-55 be received and filed.**

**Councillor Bob Hawkins moved, seconded by Councillor Sharron Bryce that the meeting adjourn.**

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

### COMMITTEE REPORTS

#### COMMUNITY AND PROTECTIVE SERVICES COMMITTEE

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CR16-93      Saskatchewan Roughriders Transit Service Agreement

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#### Recommendation

- 1    That the Saskatchewan Roughriders Transit Service as described in this report be approved.
- 2    That City Council authorize the Executive Director, City Services, to negotiate, approve amend, and extend an agreement with the Saskatchewan Roughriders Football Club on terms as further detailed in this report for an initial two-year period which may be extended to a maximum of five years.
- 3    That the City Clerk be authorized to execute the agreement with the Saskatchewan Roughriders Football Club after review by the City Solicitor.

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

EXECUTIVE COMMITTEE

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CR16-94      Infill Servicing Agreement Fees and Development Levies Implementation Schedule

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**Recommendation**

- 1    That City Council direct the Administration to consult with stakeholders and develop a proposed approach to charge Servicing Agreement Fees and Development Levies for infill development.
- 2    That the Administration present the proposed approach to City Council to allow for implementation of Infill Servicing Agreement Fee and Development Levy charges beginning in 2018.

**Councillor John Findura moved, seconded by Councillor Wade Murray that the recommendations contained in the report be concurred in.**

Mayor Michael Fougere stepped down to enter debate.

Councillor John Findura assumed the Chair.

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

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

CR16-95      2016 Appointment to the Mayor's Housing Commission

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**Recommendation**

That the following organization representative be appointed to the Mayor's Housing Commission for a staggered term of office, effective August 1, 2016 & expiring July 31, 2019 or until such time as their successor is appointed.

- Mr. Patrick Mah representing North Ridge Development Corp. and nominated by Regina & Region Home Builders' Association.

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

REGINA PLANNING COMMISSION

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CR16-96      Application for Discretionary Use (16-DU-10) – Restaurant – 1501 11th Avenue

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**Recommendation**

That the Discretionary Use Application for a proposed Restaurant located at 1501 11<sup>th</sup> Avenue, being Lots 35-40, Block 301, Old 33 be approved, and that a Development Permit be issued subject to the following conditions:

- a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.3 inclusive, prepared by Haipeng Guan and dated April 27, 2016; and
- b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.

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

#### INFORMATIONAL REPORTS

IR16-7	Finance and Administration Committee: Casual Employees' Superannuation & Elected Officials' Money Purchase Pension Plan 2015 Annual Report
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#### Recommendation

That Casual Employees' Superannuation & Elected Officials' Money Purchase Pension Plan 2015 Annual Report be received and filed.

**Councillor Wade Murray moved, seconded by Councillor Bob Hawkins, AND IT WAS RESOLVED, that this report be received and filed.**

#### MOTIONS

MN16-7	Mayor Michael Fougere: Bid to Host 2021 or 2022 FCM Annual Conference and Trade Show
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Mayor Michael Fougere stepped down to enter debate.

Councillor John Findura assumed the Chair.

**Pursuant to due notice, Mayor Michael Fougere moved, seconded by Councillor Jerry Flegel that the City of Regina Council supports the submission of a bid to host the 2021 or the 2022 Federation of Canadian Municipalities Annual Conference and Trade Show.**

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

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

BYLAWS AND RELATED REPORTS

CR16-97 Finance and Administration Committee: Heritage Building Rehabilitation Program (16-HBRP-01) Application for Property Tax Exemption – Knox Metropolitan United Church 1978 Lorne Street

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**Recommendation**

1. That a cash grant for the property known as Knox-Metropolitan United Church located at 1978 Lorne Street be approved in an amount equal to the lesser of:
  - a) 50 per cent of eligible costs for the work described in Appendix C; or
  - b) \$30,000.
2. That the provision of the cash grant be subject to a grant agreement with the following conditions:
  - a) That the property possesses and retains its formal designation as a Municipal Heritage Property in accordance with *The Heritage Property Act*.
  - b) That the property owner shall submit detailed written documentation of payments made for the actual costs incurred (i.e. itemized invoices and receipts) in the completion of the identified conservation work as described in Appendix C. In the event the actual costs exceed the corresponding estimates by more than 10 per cent the property owner shall provide full particulars as to the reason(s) for any cost overrun. 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 eligible work.
  - c) That the work completed and invoices submitted by October 31, 2016 would be eligible for the cash grant for up to 50 per cent of the cost of approved work.
3. That the City Solicitor be instructed to prepare the necessary agreement and authorizing bylaw for the cash grant as detailed in this report.

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

2016-40 THE KNOX METROPOLITAN CONGREGATION OF THE UNITED CHURCH OF CANADA GRANT AGREEMENT EXECUTION BYLAW, 2016

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**Councillor John Findura moved, seconded by Councillor Bryon Burnett, AND IT WAS RESOLVED, that Bylaw No. 2016-40 be introduced and read a first time. Bylaw was read a first time.**

**Councillor John Findura moved, seconded by Councillor Bob Hawkins, AND IT WAS RESOLVED, that Bylaw No. 2016-40 be read a second time. Bylaw was read a second time.**

**Councillor John Findura moved, seconded by Councillor Mike O'Donnell that City Council hereby consent to Bylaw No. 2016-40 going to third and final reading at this meeting.**

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

**Councillor John Findura moved, seconded by Councillor Barbara Young, AND IT WAS RESOLVED, that Bylaw No. 2016-40 be read a third time. Bylaw was read a third and final time.**

ADJOURNMENT

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

The meeting adjourned at 12:12 a.m.

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Mayor

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City Clerk



August 23, 2016

City Clerks Office  
City of Regina  
Regina, SK S4P 3C8

RE: 16-DU-13 - 600 Victoria Avenue

To Whom it may concern:

This letter is to serve as a request to appear before City Council at the upcoming City Council Meeting on Monday, August 29, 2016. PDSS has been hired by the ownership group, Victoria Professional Properties, to assist in the completion of the discretionary use application for this property.

At this time PDSS and the Owners are in agreement with the report developed by the Planning Department and the recommendations made. We will be in attendance at the council meeting to address any questions or concerns from Council.

Yours truly,

Kaitlyn Brown  
**PDSS | Property Development Support Services**

August 29, 2016

To: His Worship the Mayor  
and Members of City Council

Re: Discretionary Use Application (16-DU-13)  
Shopping Centre – 600 East Victoria Avenue

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**RECOMMENDATION OF THE REGINA PLANNING COMMISSION  
– AUGUST 3, 2016**

That the Discretionary Use Application for a proposed Shopping Centre located at 600 East Victoria Avenue, being Lot/Parcel L, Plan No. 102004434, Ext 1, Tuxedo Park Subdivision be approved, and that a Development Permit be issued subject to the following conditions:

- a) The development shall be consistent with the plan attached to this report as Appendix A-3.1 prepared by PDSS Inc. and dated April 2016 and last revised on June 6, 2016; and
- b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.

*REGINA PLANNING COMMISSION – AUGUST 3, 2016*

Kaitlyn Brown, representing PDSS Inc., addressed the Commission.

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

Councillors: Mike O'Donnell (Chairperson), Jerry Flegel and Barbara Young; Commissioners: Pam Dmytriw, Adrienne Hagen Lyster, Simon Kostic, Ron Okumura, Daryl Posehn, Laureen Snook and Kathleen Spatt were present during consideration of this report by the Regina Planning Commission.

The Regina Planning Commission, at its meeting held on August 3, 2016, considered the following report from the Administration:

RECOMMENDATION

1. That the Discretionary Use Application for a proposed Shopping Centre located at 600 East Victoria Avenue, being Lot/Parcel L, Plan No. 102004434, Ext 1, Tuxedo Park Subdivision be approved, and that a Development Permit be issued subject to the following conditions:
  - a) The development shall be consistent with the plan attached to this report as Appendix A-3.1 prepared by PDSS Inc. and dated April 2016 and last revised on June 6, 2016; and

- b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.

2. That this report be forwarded to the August 29, 2016 meeting of City Council for approval.

## CONCLUSION

The applicant proposes to develop the subject property as a Shopping Centre. The development will consist of the existing building and two new buildings. The existing building has four units, two used as medical clinics, one used as a dental clinic and one as retail. The new buildings are proposed to have a medical clinic, retail and a 150 seat restaurant.

The subject property is currently zoned MAC-Major Arterial Commercial. Shopping Centres containing more than 1,000 square metres of building area are discretionary uses.

The proposal complies with the development standards and regulations contained in *Regina Zoning Bylaw No. 9250* (Zoning Bylaw) and is consistent with the policies contained in *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP). Accordingly, the Administration recommends approval.

## BACKGROUND

An application has been received for discretionary use approval to accommodate a Shopping Centre exceeding 1,000 square metres of building area located at 600 East Victoria Avenue. This application is being considered pursuant to the Zoning Bylaw, OCP and *The Planning and Development Act, 2007*.

Pursuant to Subsection 56(3) of *The Planning and Development Act, 2007*, Council may establish conditions for discretionary uses based on nature of the proposed development (e.g. site, size, shape and arrangement of buildings) and aspects of site design (e.g. landscaping, site access, parking and loading), but not including the colour, texture or type of materials and architectural details.

## DISCUSSION

The subject property contains one building containing four commercial units. The applicant proposes an additional 683.74 square metres of commercial space for a medical clinic, retail and a 150 seat restaurant.

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

Land Use Details	Existing	Proposed
Zoning	MAC- Major Arterial Commercial	MAC- Major Arterial Commercial
Land Use	Commercial	Commercial
Number of Dwelling Units	N/A	N/A
Building Area	964.47 m <sup>2</sup>	1648.21 m <sup>2</sup>



<b>Zoning Analysis</b>	<b>Required</b>	<b>Proposed</b>
Number of Parking Stalls	48, if all existing units were retail (1/20 m <sup>2</sup> of total retail area)	85
Minimum Lot Area (m <sup>2</sup> )	250 m <sup>2</sup>	6787.8 m <sup>2</sup>
Minimum Lot Frontage (m)	6 m	224.15 m
Maximum Building Height (m)	15 m	5.79 m
Maximum Floor Area Ratio	3	0.24
Maximum Coverage (%)	90 %	24 %

Surrounding land uses include industrial uses to the north, the Regina Leader-Post building to the east and other commercial uses to the south and west.

The proposed development is consistent with the purpose and intent of the MAC Zone with respect to development of businesses serving the travelling public and residents of the city at large, which require locations with good visibility and accessibility along major arterial roadways.

## RECOMMENDATION IMPLICATIONS

### Financial Implications

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

### Environmental Implications

None with respect to this report.

### Policy/Strategic Implications

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

#### Urban Centers and Corridors

- Supporting the redevelopment of existing retail areas to higher density, mixed-use, and transit-oriented development with densities appropriate to servicing capacity.

#### Employment Areas

- Requiring new large-format retail to be located on urban corridors or within identified urban centres and designed;
- Allowing for change and intensification over time.

The proposed development is intended to maximize the use of the site within the available servicing capacity. The property is well connected with transit and sidewalks along Victoria Avenue.

#### Other Implications

None with respect to this report.

#### Accessibility Implications

The Zoning Bylaw requires two per cent of the required 50 parking stalls or one parking stall be provided for persons with disabilities. The proposed development provides four parking stalls for persons with disabilities which exceeds the minimum requirement.

#### COMMUNICATIONS

Communication with the public is summarized as follows:

Public notification signage posted	May 13, 2016
Letter sent to immediate property owners	May 13, 2016
Number of public comments sheets received	0

The subject property is not located within the boundaries of a community association.

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

#### DELEGATED AUTHORITY

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

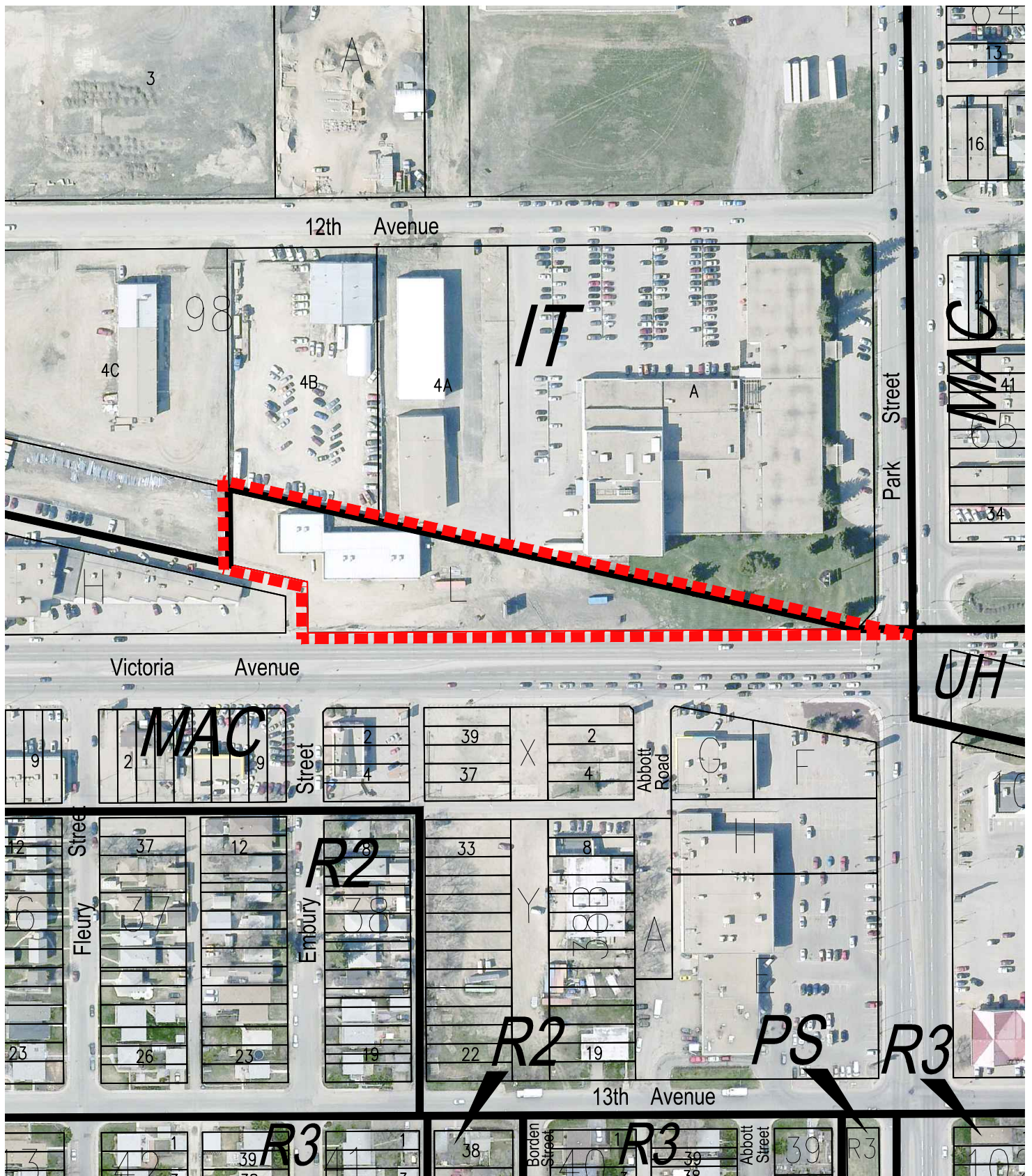
Respectfully submitted,

REGINA PLANNING COMMISSION



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Elaine Gohlke, Secretary

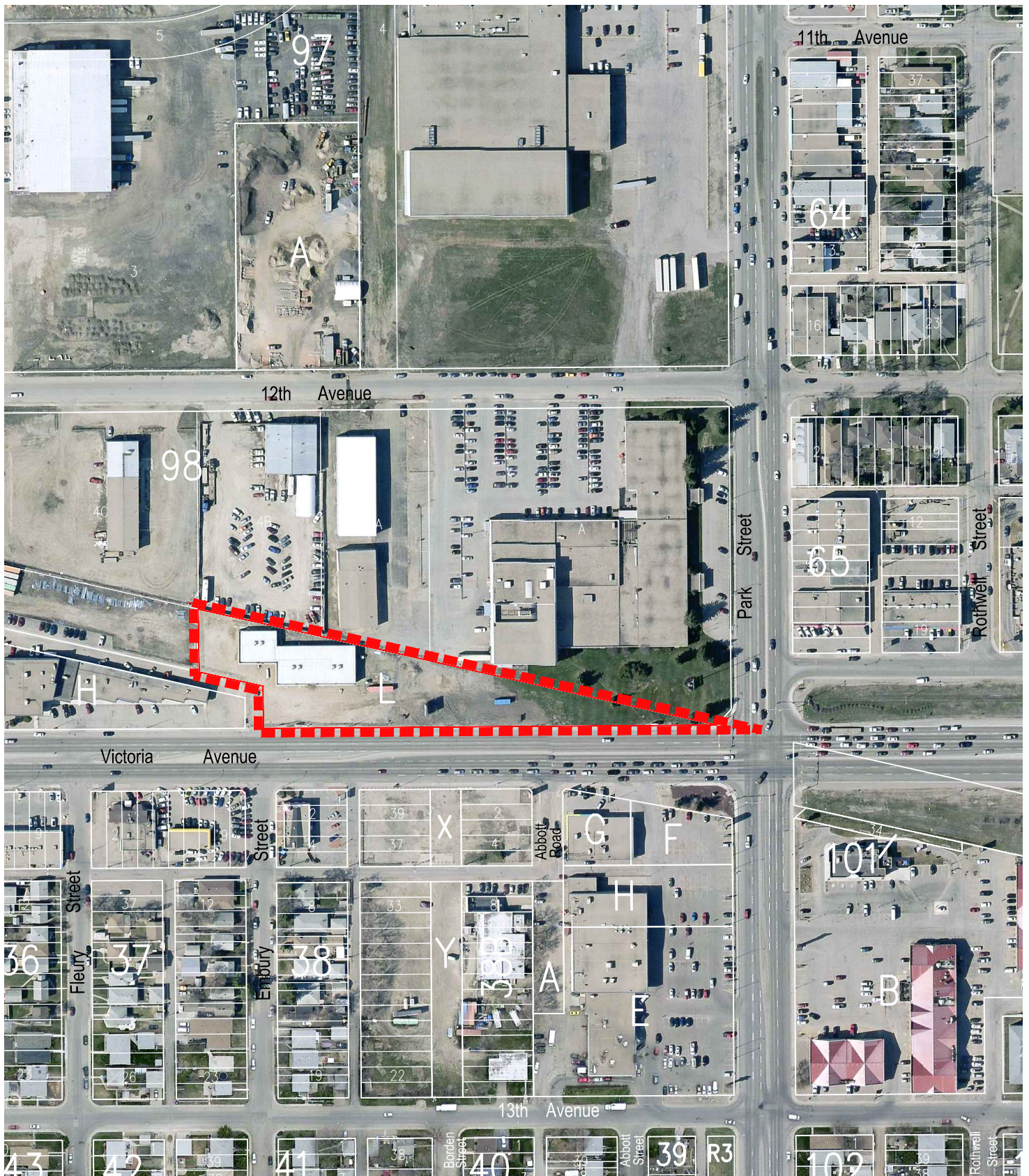


Subject Property



Project 16-DU-13 Civic Address/Subdivision 600 E Victoria Avenue





Subject Property

Date of Photography: 2014



Project 16-DU-13

Civic Address/Subdivision 600 E Victoria Avenue



CITY ZONING CRITERIA	
EXISTING ZONE:	MMC
PROPOSED USE:	MEDICAL CLINIC / RETAIL / FOOD
SITE AREA:	73,085 S.F. (0.67 AC) (M2)
BUILDING AREA: (3 BLDGS; PH1, PH2 & PH3)	17,742 S.F. (0.8421 AC)

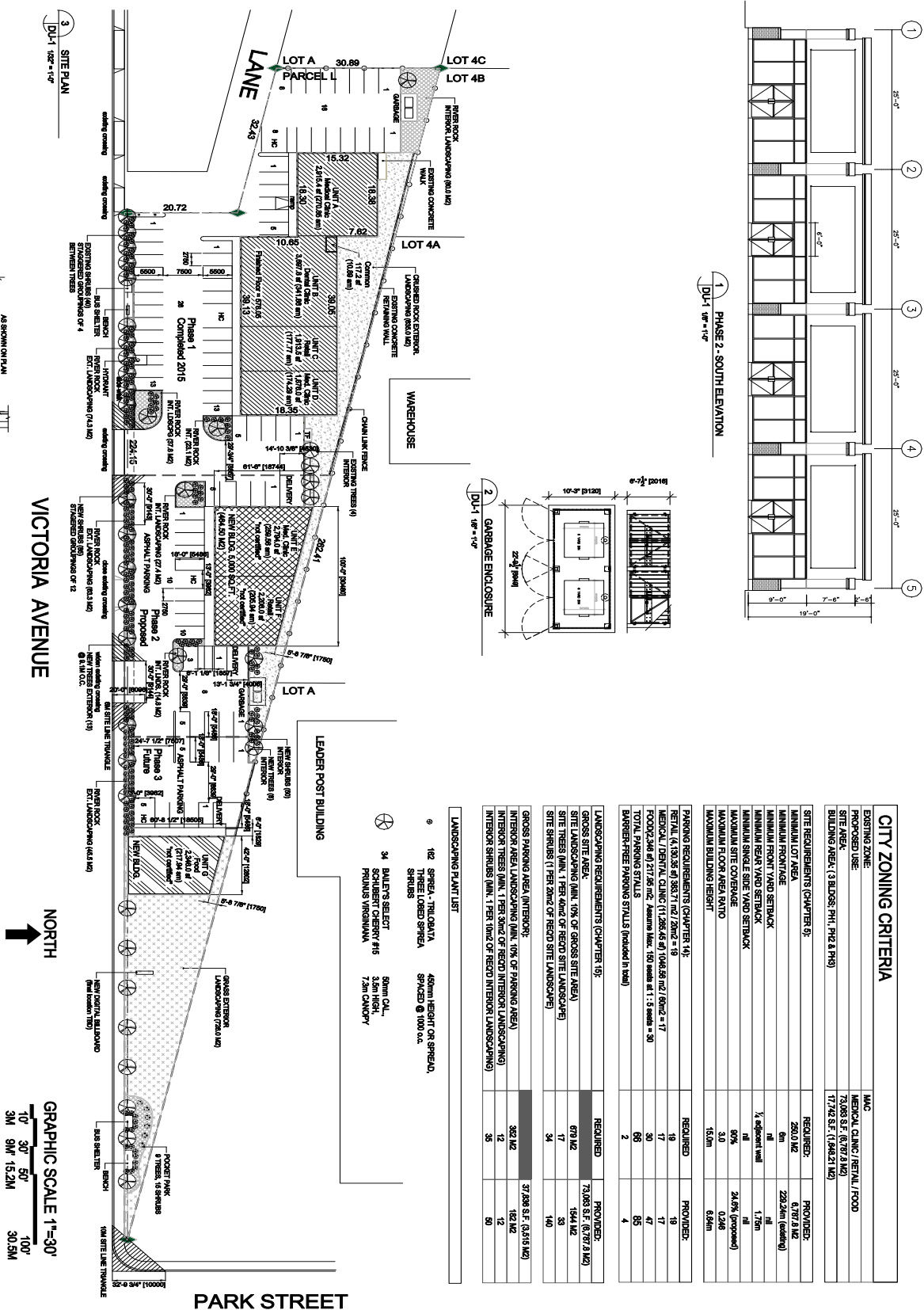
SITE REQUIREMENTS (CHAPTER 05)		
MINIMUM LOT AREA	280.0 M <sup>2</sup>	PROVIDED: 6,787.8 M <sup>2</sup>
MINIMUM FRONT SETBACK	5m	229.24m (existing)
MINIMUM REAR YARD SETBACK	1.77m	1.77m
MINIMUM SINGLE SIDE YARD SETBACK	90%	1.77m
MINIMUM SITE COVERAGE	3.0	24.6% (proposed)
MAXIMUM FLOOR AREA RATIO	15.0m	0.246
MAXIMUM BUILDING HEIGHT		6.94m

PARKING REQUIREMENTS (CHAPTER 14):	REQUIRED	PROVIDED
RETAIL (4,130.3/sq ft) 383.71 sq ft/200sq = 19	19	19
MEDICAL / DENTAL CLINIC (11,286.45/sq ft) 106.56 sq ft/600sq = 17	17	17
FOODS (346/sq ft) 171.55 sq ft; Average 150 sq ft/s; 1 : 5 ratio = 30	30	47
TOTAL PARKING STALLS	66	65
BARBER-FREE PARKING STALLS (included in total)	2	4


LANDSCAPING REQUIREMENTS (CHAPTER 15)	REQUIRED	PROVIDED
GROSS SITE AREA		73,005 S.F. (6.77 S. AC)
NET LANDSCAPING (MIN. 10% OF GROSS SITE AREA)	679 AC	
SITE TREES (MIN. 1 PER 30' OF REDD SITE LANDSCAPE)	17	1544 AC
SITE SHRUBS (1 PER 30' OF REDD SITE LANDSCAPE)	34	140
GROSS PARKING AREA (INTERIOR, INTERIOR AREA, LANDSCAPING (MIN. 10% OF PARKING AREA)	382 AC	37,038 S.F. (0.515 AC)
INTERIOR TREES (MIN. 1 PER 30' OF REDD INTERIOR LANDSCAPING)	12	12
INTERIOR SHRUBS (MIN. 1 PER 30' OF REDD INTERIOR LANDSCAPING)	35	50

## LANDSCAPING PLANT LIST

- |   |  |
|---|--|
| <p>182 SPIREA - TRILOBATA<br/>THREE LOBED SPIREA<br/>SHRUBS</p>         | <p>450mm HEIGHT ON SPREAD<br/>SPACED @ 1000 o.c.</p> |
| <p>34 BAILEY'S SELECT<br/>SCHUBERT CHERRY #15<br/>PRUNUS VIRGINIANA</p> | <p>50mm CAL.,<br/>3.5m HIGH,<br/>7.3m CANOPY</p>     |



GRAPHIC SCALE 1"=30'



10' 30' 50' 100'  
3M 9M 15.2M 30.5M

Land Parcel #202833266  
(Parcel L. Plan 102004434, Ext 1)

Active Surface Title #144310991  
City of Regina, Saskatchewan

R2	REVISED FOR DU	JUNE 6/16
R1	ISSUED FOR DU	April 22/16
0	ISSUED FOR REVIEW	April 20/16
REVISIONS	DESCRIPTION	DATE

**PROJECT TITLE**  
**600 Victoria Ave.**  
**Regina, Sask.**

DWG. FILE #  
FILE # 2016-15  
DATE: APRIL 2016  
DRAWN BY: RAZ  
CHECKED BY: -  
APPROVED BY: -  
REVISION #  
R2 SHEET #  
DU-1



August 29, 2016

To: His Worship the Mayor  
and Members of City Council

My reference number is PRC16-45.

This building is located at 11th Ave, old china town. People never know it is china town because no many Chinese living here or doing business here.

There are 3 Asian food restaurant nearby this building. They are Korean food, Philippine food and Vietnamese food. There is a Hongkong bakery here as well, and a indian food going to open.

I want to have another 2 aisan food here, Chinese food and Japanese food. To make it as a Asian food street. People will surely like it.

The second floor I would like to build 5 apartments. There is a bus stop in front of our building and many restaurant. It is very close to downtown.

Those 5 apartments will available for sell and rent. Young couples who works in Downtown will like to have a apartment here.

This building will be a Chinese style building as the picture showing. The windows and the edge of the roof will be Chinese style.

I would like to start from this building to let people know here is a China town or an Asian town.

I will be able to answer any questions that City Council may have and please attach a copy of the graphic with the agenda.

Thanks

Bo Chen







August 29, 2016

To: His Worship the Mayor  
and Members of City Council

Re: Discretionary Use Application (16-DU-15)  
Proposed Mixed-Use Building – 1440 11th Avenue

---

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION  
– AUGUST 3, 2016**

That the Discretionary Use application for a Mixed-Use Building, three restaurants with less than 50 seats and a grocery store located at 1440 11th Avenue, being Condo Plan 102176715 Ext 0, Old 33 be approved, and that a Development Permit be issued subject to the following conditions:

- a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.5 inclusive, prepared by KRN Tolentino Architecture Ltd. and dated May 17 and June 21, 2016;
- b) The applicant shall provide a 1.8 metre high fence or masonry wall along the north property line to ensure visual screening and buffering requirements; and
- c) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.

*REGINA PLANNING COMMISSION – AUGUST 3, 2016*

Bo Chen addressed the Commission.

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

Councillors: Mike O'Donnell (Chairperson), Jerry Flegel and Barbara Young; Commissioners: Pam Dmytriw, Adrienne Hagen Lyster, Simon Kostic, Ron Okumura, Daryl Posehn, Laureen Snook and Kathleen Spatt were present during consideration of this report by the Regina Planning Commission.

The Regina Planning Commission, at its meeting held on August 3, 2016, considered the following report from the Administration:

RECOMMENDATION

1. That the Discretionary Use application for a Mixed-Use Building, three restaurants with less than 50 seats and a grocery store located at 1440 11th Avenue, being Condo Plan 102176715 Ext 0, Old 33 be approved, and that a Development Permit be issued subject to the following conditions:

- a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.5 inclusive, prepared by KRN Tolentino Architecture Ltd. and dated May 17 and June 21, 2016;
  - b) The applicant shall provide a 1.8 metre high fence or masonry wall along the north property line to ensure visual screening and buffering requirements; and
  - c) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
2. That this report be forwarded to the August 29, 2016 meeting of City Council for approval.

## CONCLUSION

The applicant proposes to develop the existing building for Mixed-Use by adding one floor for five rental dwelling units to the top of the building. On the ground floor, the applicant proposes to use Units 1, 4 and 5 as restaurants, Unit 2 as a convenience store and Unit 3 as a grocery store.

The proposal complies with the development standards and regulations contained in *Regina Zoning Bylaw No. 9250* (Zoning Bylaw) and is consistent with the policies contained in *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP). Accordingly, the Administration is recommending approval.

## BACKGROUND

On March 23, 2015 City Council approved a discretionary use application for five commercial rental units within an existing single-storey building on this subject property to develop Unit 1 as a restaurant, Unit 2 as a retail unit, Unit 3 as Convenience Store and Units 4 and 5 as retail units (CR 15-31).

A revised application has been submitted for discretionary use for a Mixed-Use Building as a second floor is intended to be added to the building containing dwelling units. The revised application also includes adjustments in the intended use of the commercial units including the use of Units 1, 4 and 5 as restaurants and Unit 3 as a grocery store. Restaurants with maximum seating capacity of 50 persons is a discretionary use in LC3 – Local Commercial Zone. Unit 2 is proposed to be a convenience store which is permitted use in the LC3 zone and does not require City Council's approval.

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

Pursuant to Subsection 56(3) of *The Planning and Development Act, 2007*, Council may establish conditions for discretionary uses based on nature of the proposed development (e.g. site, size, shape and arrangement of buildings) and aspects of site design (e.g. landscaping, site access, parking and loading), but not including the colour, texture or type of materials and architectural details.

## DISCUSSION

The applicant proposes to add a second floor to the existing building for residential use to create a Mixed-Use Building. The proposed land uses within the existing building are identified in the table below:

<b>Proposed Land Use</b>	<b>Land Use Status</b>	<b>Discretionary Use Approval Required</b>
Unit 1: Restaurant (less than 50 seats)	Discretionary	Yes
Unit 2: Convenience Store	Permitted	No
Unit 3: Grocery	Discretionary	Yes
Unit 4: Restaurant (less than 50 seats)	Discretionary	Yes
Unit 5: Restaurant (less than 50 seats)	Discretionary	Yes

A Mixed-Use building, a restaurant with maximum seating capacity of 50 persons and a grocery store are discretionary uses in LC3 – Local Commercial zone.

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

<b>Land Use Details</b>	<b>Existing</b>	<b>Proposed</b>
Zoning	LC3 – Local Commercial	LC3 – Local Commercial
Land Use	Commercial	Mixed-Use Building
Number of Dwelling Units	N/A	5
Building Area	517.4 m <sup>2</sup>	517.4 m <sup>2</sup>

<b>Zoning Analysis</b>	<b>Required</b>	<b>Proposed</b>
Number of Parking Stalls Required	10 stalls	12 stalls
Minimum Lot Area (m <sup>2</sup> )	100 m <sup>2</sup>	1161.44 m <sup>2</sup>
Minimum Lot Frontage (m)	5 m	38.08 m
Maximum Building Height (m)	13 m	6.328 m
Gross Floor Area	N/A	1199.33 m <sup>2</sup>
Maximum Floor Area Ratio	2	1.03
Maximum Coverage (%)	100 %	55%

The subject property is located in Heritage neighbourhood. Surrounding land uses include a variety of local commercial use along 11<sup>th</sup> Avenue to the east, south and west and residential use to the north.

The proposed development is consistent with the purpose and intent of the LC3 – Local Commercial Zone with respect to the location of businesses that are appropriate in scale and use to the adjacent neighbourhood. The proposed development makes use of an existing building and will contribute to the revitalization of the 11<sup>th</sup> Avenue commercial corridor. The residential component will also support the business community.

### Screening

The proposal requires screening and buffering along the north property line as the subject property abuts the residential property to the north. A 1.8 metre high fence or masonry wall along the north property line would be required to ensure visual screening and buffering requirements.

### Encroachment

The roof overhang of the proposed development will encroach the sidewalk by 0.6 metres. The Real Estate Branch has expressed no concerns with the encroachment and will support the application with an encroachment agreement to be arranged through the building permit process.

## RECOMMENDATION IMPLICATIONS

### Financial Implications

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

### Environmental Implications

None with respect to this report.

### Policy/Strategic Implications

### Part A: Citywide Plan

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

#### Complete Neighbourhoods:

- Including opportunities for daily lifestyle needs, such as services, convenience shopping and recreation.
- Including a diversity of housing types to support residents from a wide range of economic levels, backgrounds and stages of life, including those with specific needs.
- Designing and locating the building to enhance the public realm and contribute to a better neighbourhood experience.
- Providing convenient access to areas of employment.

#### Urban Centres and Corridors:

- Redeveloping existing retail areas to higher density, mixed-use and transit-oriented development with densities appropriate to servicing capacity.

Employment Area:

- Providing local commercial within residential areas.

Housing Supply and Affordability:

- Redeveloping former commercial properties that are appropriate for housing.
- Creating intensification in an existing neighbourhood to create complete neighbourhoods.

Diversity of Housing Forms:

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

The mixed-use building incorporates housing options in the neighbourhood that will accommodate households at different stages of life. The proposal will strengthen the 11<sup>th</sup> Avenue corridor by adding additional residents to the neighbourhood and providing services and amenities to the surrounding community.

Other Implications

None with respect to this report.

Accessibility Implications

The Zoning Bylaw requires two per cent of the required 10 parking stalls or one parking stall be provided for persons with disabilities. The proposed development provides two parking stalls for persons with disabilities which exceeds the minimum requirement.

COMMUNICATIONS

Communication with the public is summarized as follows:

Public notification signage posted on	June 2, 2016
Letter sent to immediate property owners	June 2, 2016
Number of public comments sheets received	2
Will be published in the Leader Post on	N/A

There were two public comments received on this application which indicated support for the proposed development. A more detailed accounting of the respondents' comments and the Administration's response to them is provided in Appendix B.

The application was circulated to the Heritage Community Association (HCA). Following circulation, the Administration attempted follow-up contact with the Community Association but did not receive a response prior to the deadline for submission of this report.

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

DELEGATED AUTHORITY

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

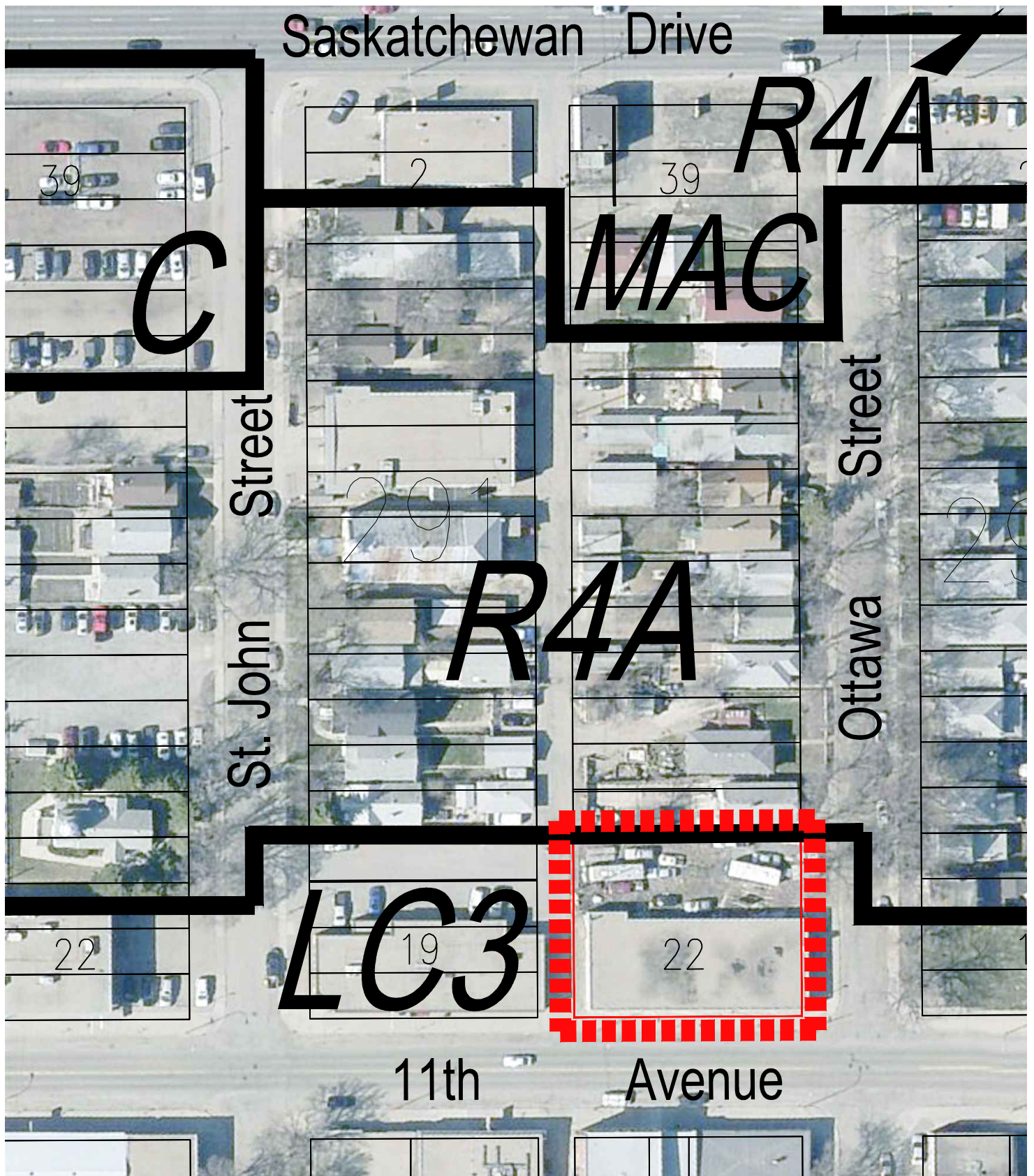
Respectfully submitted,

REGINA PLANNING COMMISSION

*Elaine Gohlke*

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Elaine Gohlke, Secretary



Subject Property

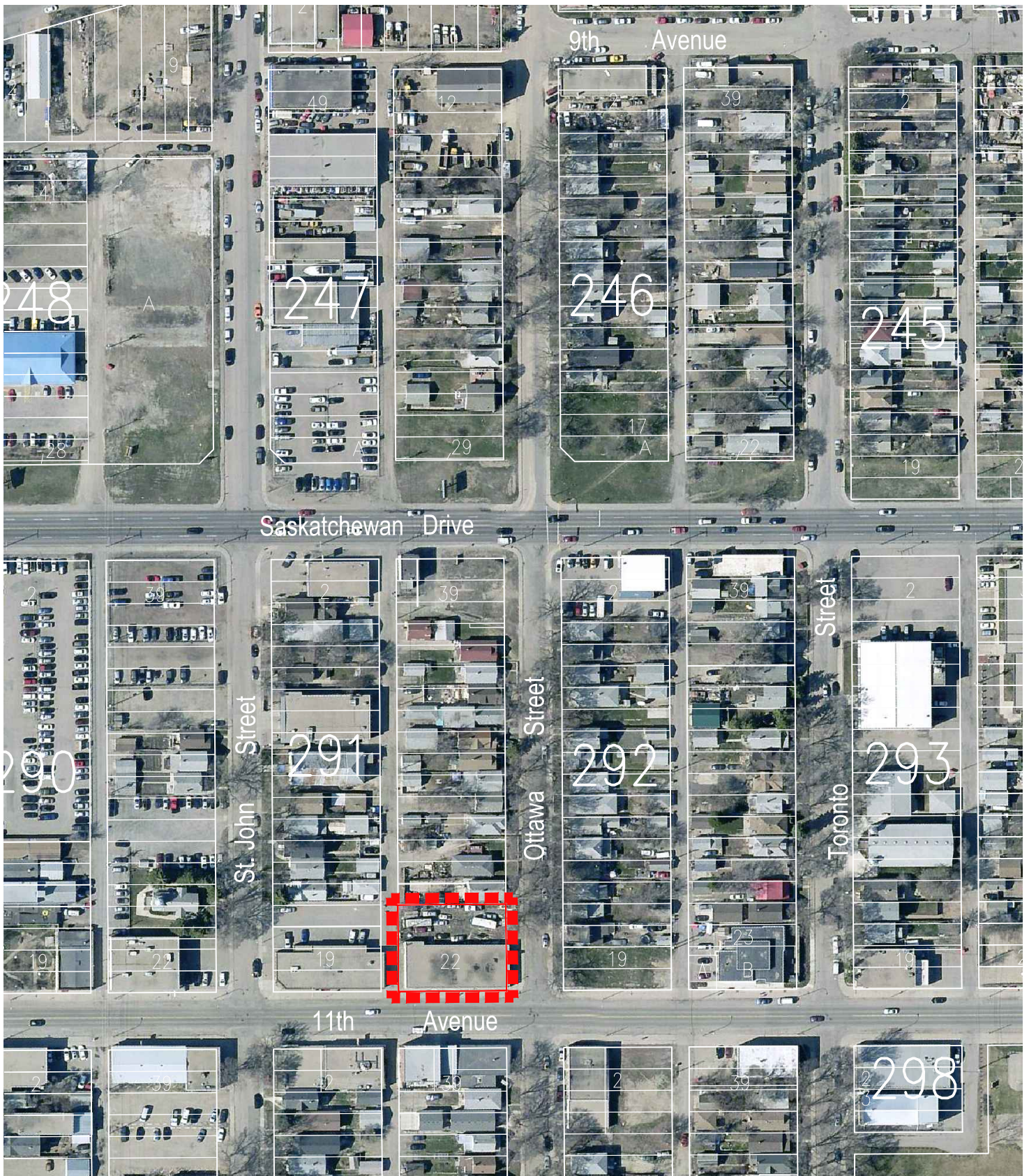


Project 16-DU-15

Civic Address/Subdivision

1440 - 11th Avenue





Subject Property

Date of Photography: 2014



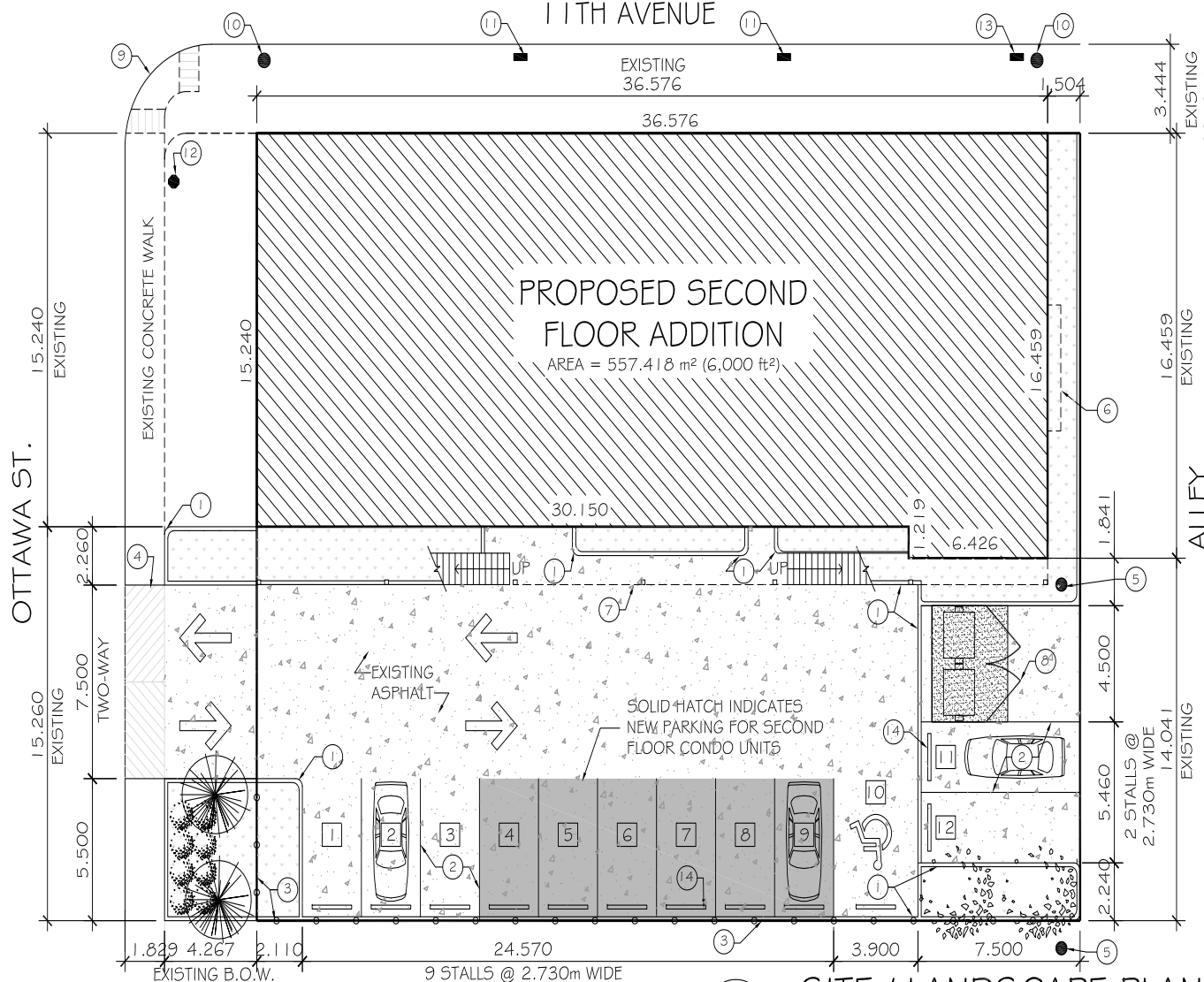
Project 16-DU-15

Civic Address/Subdivision 1440 - 11th Avenue



# 1440 11TH AVENUE

## - SECOND FLOOR ADDITION -



### ZONING BYLAW ANALYSIS:

THE FOLLOWING ANALYSIS IS BASED UPON THE CITY OF REGINA ZONING BYLAW NO. 9250.

1. BUILDING AREA :	562 m <sup>2</sup> (6,085 ft <sup>2</sup> )
2. LOT AREA :	1,161 m <sup>2</sup> (12,502 ft <sup>2</sup> )
3. LAND USE ZONE :	LOCAL COMMERCIAL SHOPPING STREET (LC3)
4. LAND USE TYPES :	EXISTING: OFFICE & RETAIL USE (MAIN LEVEL) PROPOSED: MIXED-USE BUILDING (MULTI-FAMILY DWELLING AT NEW SECOND FLOOR ADDITION)
5. SETBACKS REQTS. :	
FRONT YARD:	REQUIRED: NIL PROVIDED: NIL
REAR YARD:	REQUIRED: NIL PROVIDED: 1.4m.
EAST SIDE:	REQUIRED: NIL PROVIDED: NIL
WEST SIDE:	REQUIRED: NIL PROVIDED: 1.5m.
6. BUILDING HEIGHT :	MAX. ALLOWED = 13m PROVIDED = 8.3m
7. FLOOR AREA RATIO :	MAX ALLOWED = 2 PROVIDED = 0.25
8. SITE COVERAGE :	MAX ALLOWED = 100% PROVIDED = 49%
9. SITE LANDSCAPING :	REQUIRED (MIN.) = 15% OF SITE AREA = 174m <sup>2</sup> PROVIDED = 182m <sup>2</sup>
10. PARKING REQUIREMENTS :	REQUIRED = 11 STALLS PROVIDED = 12 STALLS
- CONDOMINIUM UNITS AT SECOND LEVEL (1 SPACE PER DWELLING UNIT)	= 6 STALLS
- OFFICE (195 m <sup>2</sup> ) NO REQUIREMENTS FOR LESS THAN 325 m <sup>2</sup>	= NO REQ
- RETAIL SPACE (370 m <sup>2</sup> ) 1 SPACE IN EXCESS OF 325 m <sup>2</sup> IN THE GROSS FLOOR AREA	= 1 STALL
- STORAGE (1 SPACE PER 150 m <sup>2</sup> )	= 4 STALLS

### LANDSCAPE LEGEND

	NEW GRASS/SOD
	EXISTING CONIFEROUS TREES
	NEW DECIDUOUS TREE
	NEW 1829mm (6'-0") PVC FENCE
	PROPERTY LINE
	EXISTING ASPHALT PAVEMENT

### SITE CONSTRUCTION NOTES:

- NEW CONCRETE CURB
- NEW PARKING LINES - PAINTED TYPICAL
- NEW 1829mm (6'-0") PVC FENCE
- EXISTING DRIVEWAY ACCESS TO BE UPGRADED TO MEET CITY OF REGINA'S STANDARD.
- EXISTING POWER LINE POST
- LINE OF FLOOR CANTILEVER OVER
- LINE OF BALCONY ABOVE
- GARBAGE ENCLOSURE COMPLETE WITH CONCRETE PAD
- EXISTING ACCESSIBLE CURB RAMP
- EXISTING LIGHT POST. CONFIRM LOCATION ON SITE
- EXISTING PARKING METER. CONFIRM LOCATION ON SITE
- EXISTING STOP SIGN
- EXISTING BUS STOP SIGN
- NEW CONCRETE PIN CURB. TYPICAL.



### SITE / LANDSCAPE PLAN

SCALE 1:200

PRELIMINARY - NOT FOR CONSTRUCTION

**KRN**  
TOILETINO  
ARCHITECTURE

### LEGAL DESCRIPTION

UNIT 1  
PLAN: 102176715

### CIVIC ADDRESS

1440 11TH AVENUE,  
REGINA, SASK.

### SITE AREA

1,161m<sup>2</sup> (12,502ft<sup>2</sup>)

R1a - JUNE 21, 2016  
- REVISED SITE PLAN

R1 - MAY 17, 2016  
- ISSUED FOR DISCRETIONARY USE APPLICATION

PROJECT  
NEW SECOND FLOOR  
- ADDITION -

UNIT: 1  
PLAN: 102176715

1140 11th Avenue  
Regina, Saskatchewan

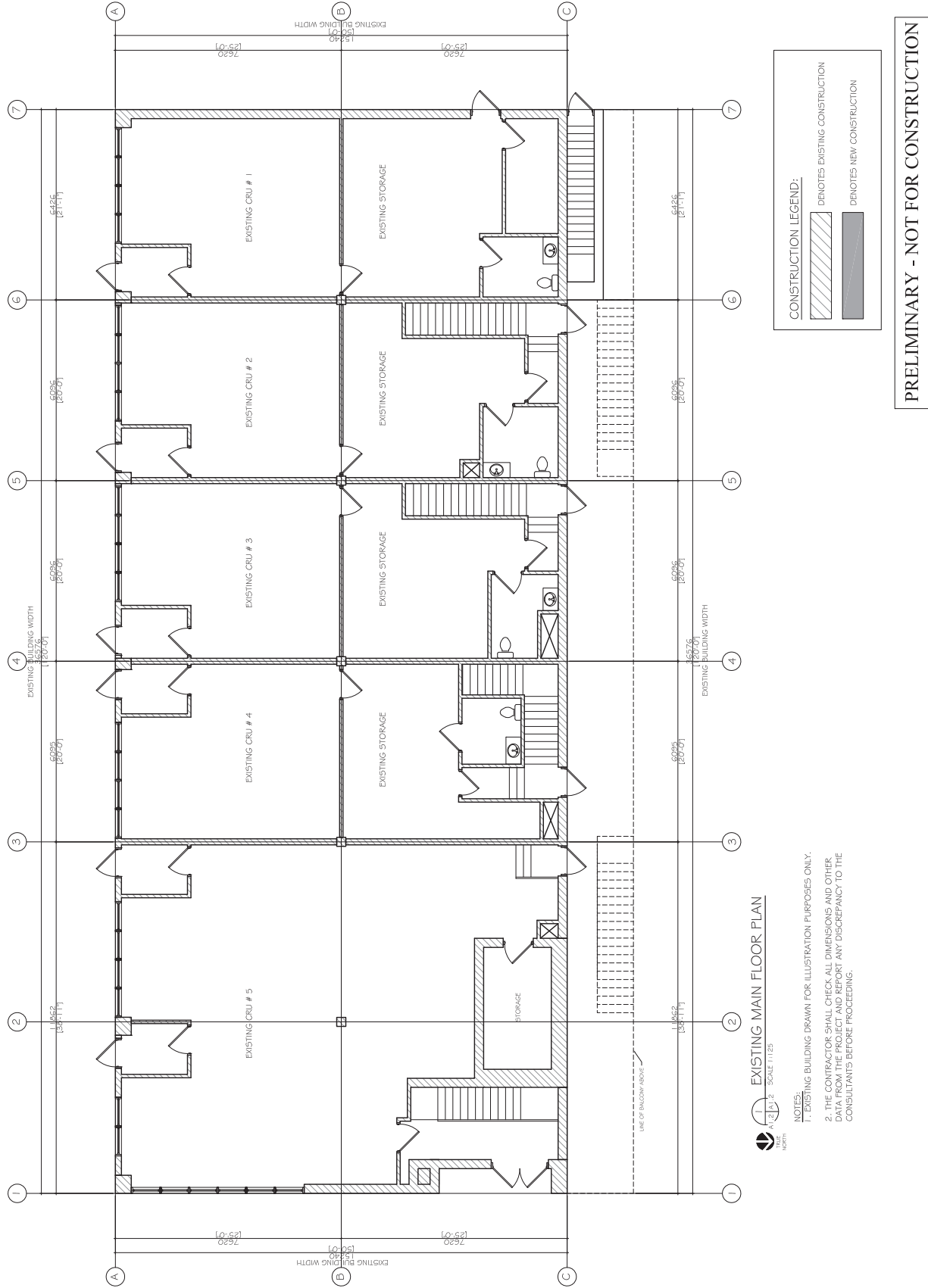
DRAWING  
SITE, LANDSCAPE  
PLAN & ZONING  
BYLAWS

SCALE  
1:200

DESIGN  
DRAWN  
DATE  
PROJECT

SHEET NO. REVISION

A1.1 R1a



PROJECT  
NEW SECOND FLOOR  
- ADDITION -

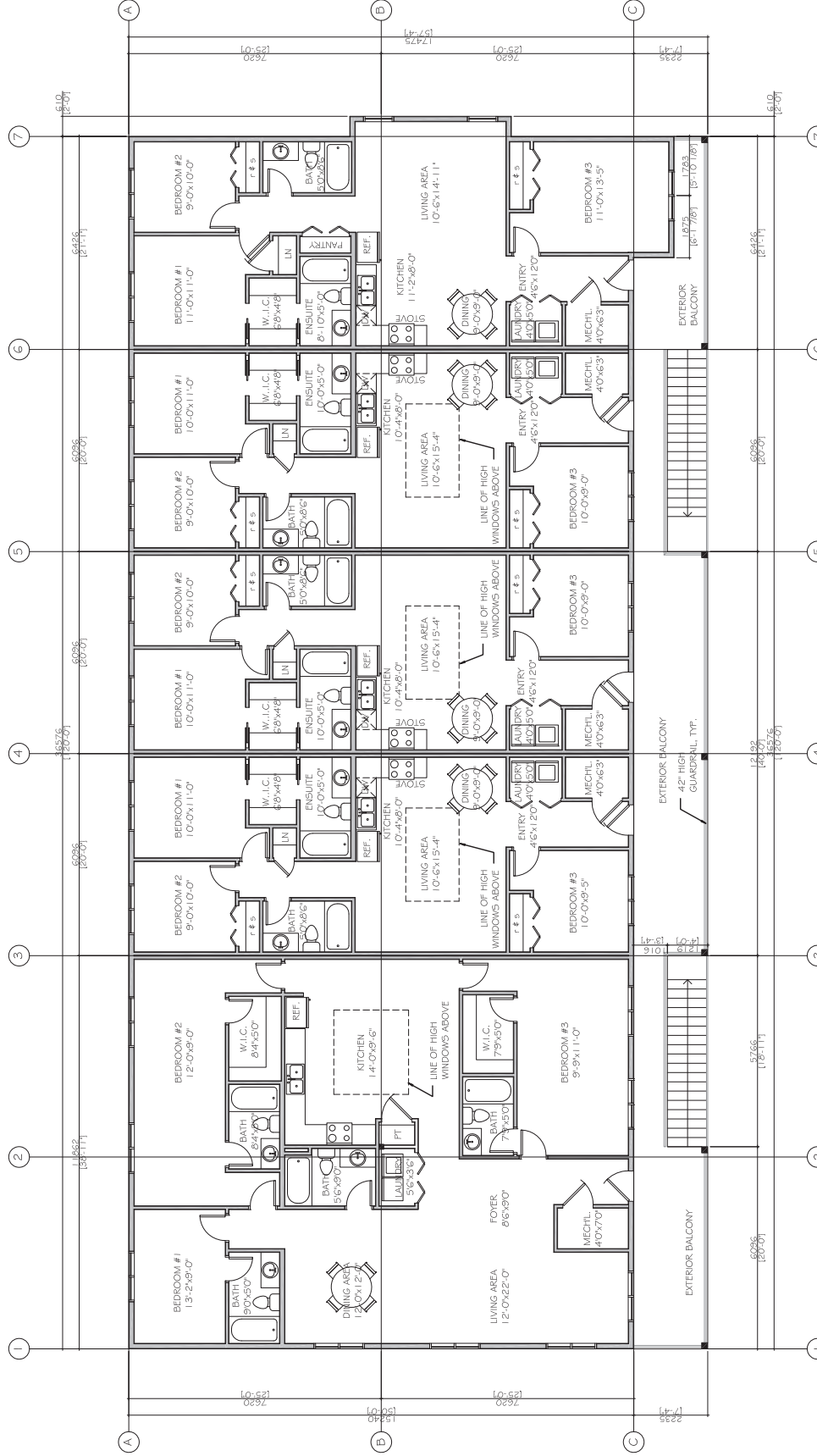
DRAWING  
EXISTING MAIN  
FLOOR PLAN

DESIGN	•
DRAWN	• MPTMM
DATE	• MAY 17, 2016
PROJECT	• 160224

SHEET NO. A1.2  
REVISION R1

NOTES:  
1. EXISTING BUILDING DRAWN FOR ILLUSTRATION PURPOSES ONLY.  
2. THE CONTRACTOR SHALL CHECK ALL DIMENSIONS AND OTHER DATA FROM THE PROJECT AND REPORT ANY DISCREPANCY TO THE CONSULTANT'S BEFORE PROCEEDING.

PRELIMINARY - NOT FOR CONSTRUCTION



**PROPOSED SECOND FLOOR PLAN**  
SCALE 1/8" = 1'-0"

- NOTES:
- EXISTING BUILDING DRAWN FOR ILLUSTRATION PURPOSES ONLY.
  - THE CONTRACTOR SHALL CHECK ALL DIMENSIONS AND OTHER DATA FROM THE PROJECT AND REPORT ANY DISCREPANCY TO THE CONSULTANTS BEFORE PROCEEDING.

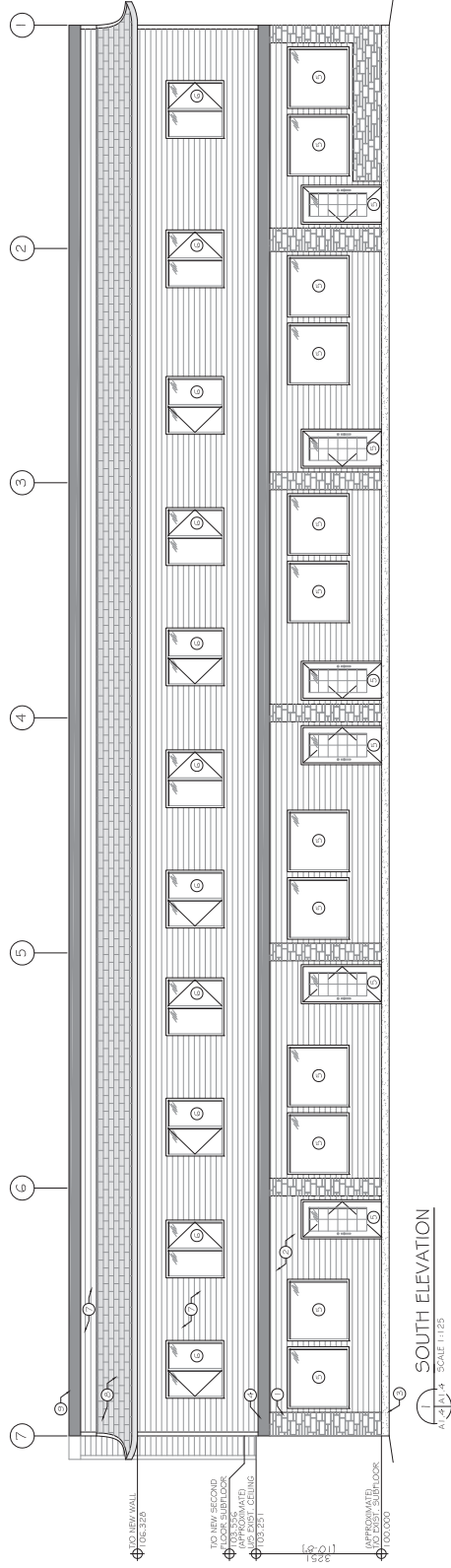
**CONSTRUCTION LEGEND:**

- DENOTES EXISTING CONSTRUCTION
- DENOTES NEW CONSTRUCTION

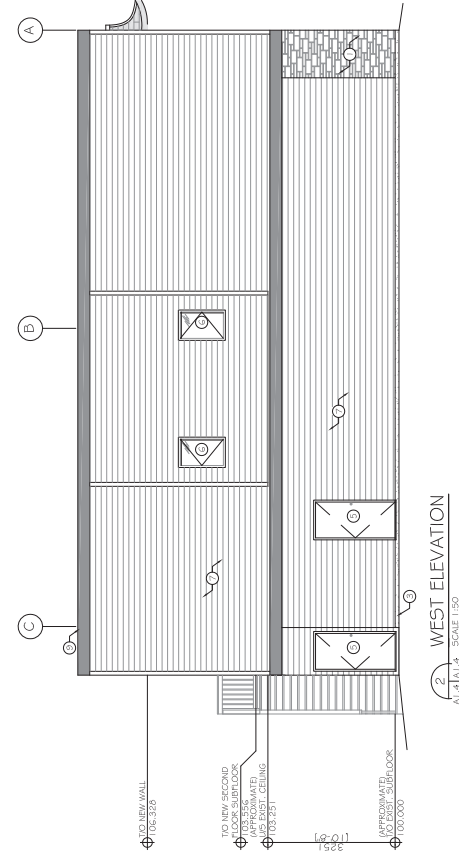
**PRELIMINARY - NOT FOR CONSTRUCTION**

PROJECT	NEW SECOND FLOOR - ADDITION -
UNIT:	1
PLAN:	102176715
	1140 11th Avenue Regina, Saskatchewan
DRAWING	PROPOSED SECOND FLOOR PLAN
SCALE	1/8" = 1'-0"
DESIGN	
DRAWN	
DATE	MAY 17, 2016
PROJECT	162224
SHEET NO	REVISION
	A1.3 R1

RI - MAY 17, 2016  
- ISSUED FOR  
DISCRETIONARY  
USE APPLICATION

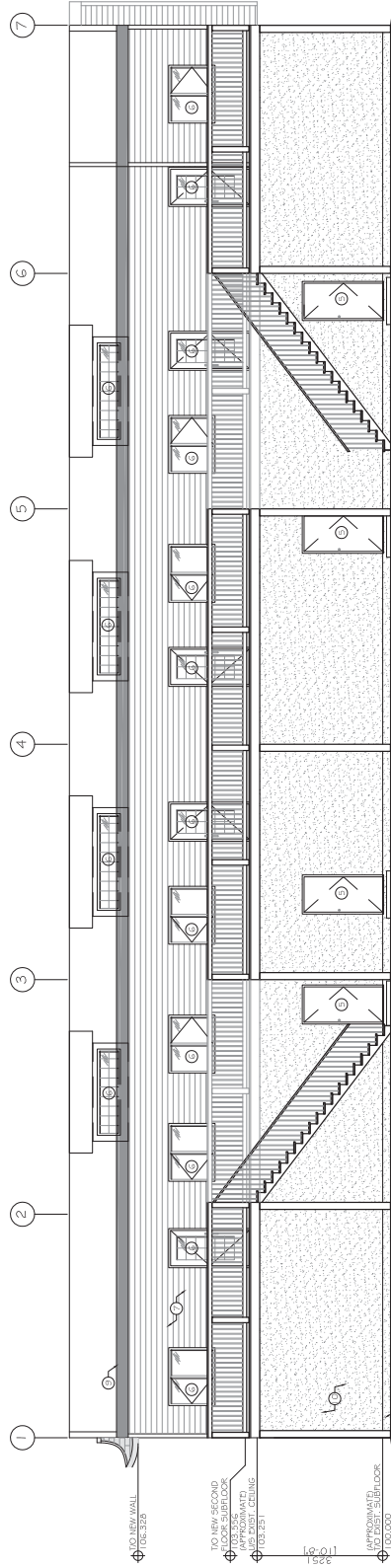


SOUTH ELEVATION



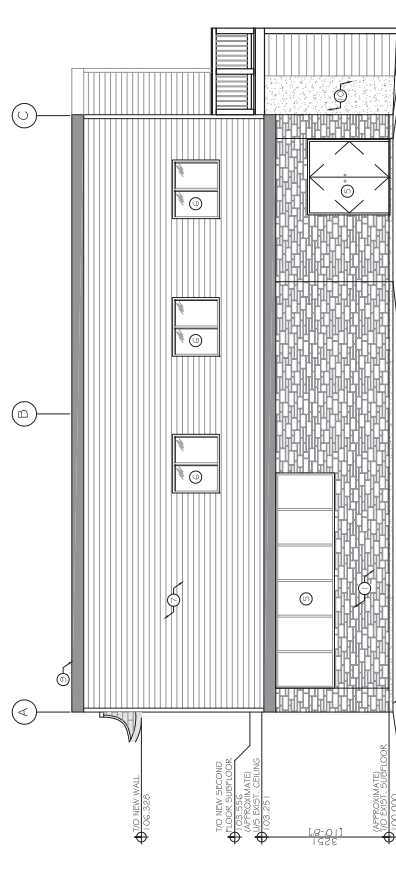
WEST FILIVATION

- EXTERIOR FINISH LEGEND:**
- |   |                      |    |                              |
|---|----------------------|----|------------------------------|
| 1 | EXISTING BRICK       | 6  | NEW WINDOW                   |
| 2 | EXISTING SIDING      | 7  | NEW SIDING TO MATCH EXISTING |
| 3 | EXISTING PAVING      | 8  | ARCHITECTURAL CHINESE ROOF   |
| 4 | EXISTING STUCCO BAND | 9  | NEW STUCCO BAND              |
| 5 | EXISTING WINDOWDOOR  | 10 | EXISTING STUCCO FINISH       |



NORTH ELEVATION

A1.5 A1.5 SCALE 1:125



EAST ELEVATION

A1.5 A1.5 SCALE 1:125

EXTERIOR FINISH LEGEND:

- 1 EXISTING BRICK
- 2 EXISTING SIDING
- 3 EXISTING PARKING
- 4 EXISTING STUCCO BAND
- 5 EXISTING WINDOWDOOR
- 6 NEW WINDOW
- 7 NEW SIDING TO MATCH EXISTING
- 8 ARCHITECTURAL CHINESE ROOF
- 9 NEW STUCCO BAND
- 10 EXISTING STUCCO FINISH

PRELIMINARY - NOT FOR CONSTRUCTION

Public Consultation Summary

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>	0	
<i>Accept if many features were different</i>	0	
<i>Accept if one or more features were difference</i>	0	
<i>I support this proposal</i>	2	<ul style="list-style-type: none"> <li>• Appropriate development in the area</li> </ul>

**1. Issue: Appropriate development in the area**

*Administration's Response:* The proposed development is appropriate in the area. It will contribute in promoting such innovative concepts. The proposed aesthetics of the building will contribute positively to the neighbourhood which has significant cultural diversity. Core Neighbourhood Plan also has identified this area to be appropriate for mixed-use development. This type of development will create new job opportunities and increase residential living options in the area. Putting a grocery/ convenience store in this area will also add convenience to nearby neighbours.

August 29, 2016

To: His Worship the Mayor  
and Members of City Council

Dear Mayor Fougere and members of City Council,

Let me start by thanking your administration for working with our administration to ensure that an agreement could be in place for municipal services to Saulteaux Crossing Business Park located in West Regina at the corner of Pinkie Road and Dewdney Ave. I would also like to thank the Executive Committee for approving the recommendations.

Four Horse Developments Ltd (FHDL) is a limited partnership mandated to create economic opportunities for Sakimay First Nations through the development and acquisition of businesses in compliance with the Four Horse Developments Limited Partnership Business Charter and Limited Partnership Agreement. We are the economic development arm of the Sakimay First Nations based in Regina and has signed a memorandum of understanding that outlines responsibilities specific to Sakimay First Nations Regina West Lands, East Lands and also operates as an independent, arms-length organization which manages economic development and business investments for its shareholders. Our company is governed by its own business charter, articles of incorporation, bylaws and a Board of Directors.

VISION- Creating sustainable opportunities for the Seven Generations through economic development.

MISSION- Identify, develop and promote opportunities that advance economic prosperity from Sakimay First Nations.

#### CORE FHDL RESPONSIBILITIES-

- : Existing Business Enterprises (business renewal, growth and development)
- : Opportunities identification (targeting, seeking, assessing and selecting suitable new ventures)
- : New venture developments (assessing, planning, financing, developing and implementing viable ventures)

#### SAULTEAUX CROSSING BUSINESS PARK-

Last month, Chief Lynn Acoose, Chief of Sakimay First Nations announced a major development on the Sakimay Lands at the corner of Pinkie Road and Dewdney Ave. Four Horse Developments Ltd has entered into a Joint Venture with Alberta based ATCO Sustainable Communities that will see the first 40 acres of 260 acres developed into a Business Park. Construction will start in the next couple of weeks on an Esso gas station/Convenience store and

Tim Hortons. Over the next few years we will see the construction of a motel, office building and convention/recreation multi use facility. This development will see employment opportunities for Indigenous people and non Indigenous people from the construction phase to the operations of the business entities. This will also be an opportunity for First Nations owned and operated business to be located at Saulteaux Crossing Business Park.

We will also be looking at incorporating the cultural integrity of Dewdney Avenue ensuring there will be an Indigenous theme that will be complimentary to Government House and the RCMP Heritage Centre.

We would like to thank the City of Regina, RM of Sherwood, the Global Transportation Hub and INAC for their cooperation and interest in creating economic development opportunities for First Nations.

We will be more than happy to answer any questions you may have!

Thank you,

Chief Lynn Acoose  
Pat Fiacco



August 29, 2016

To: His Worship the Mayor  
and Members of City Council

Re: Sakimay First Nations –Water Supply Access and Fire Services Agreements

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**RECOMMENDATION OF THE EXECUTIVE COMMITTEE  
- AUGUST 10, 2016**

- 1 That the Executive Director of City Planning & Development be authorized to finalize and approve the terms of a Water Access Agreement and Fire Services Agreement between the City of Regina, Sakimay First Nations and the development corporation Four Horse Development Ltd. The Agreement(s) will be to service the first 16 hectares with the supply of potable water access and fire services of lands located directly west of Pinkie Road and south of Dewdney Avenue.
- 2 That the City Clerk be authorized to execute the Agreements after review and approval by the City Solicitor.

*EXECUTIVE COMMITTEE – AUGUST 10, 2016*

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

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

The Executive Committee, at its meeting held on August 10, 2016, considered the following report from the Administration:

**RECOMMENDATION**

1. That the Executive Director of City Planning & Development be authorized to finalize and approve the terms of a Water Access Agreement and Fire Services Agreement between the City of Regina, Sakimay First Nations and the development corporation Four Horse Development Ltd. The Agreement(s) will be to service the first 16 hectares with the supply of potable water access and fire services of lands located directly west of Pinkie Road and south of Dewdney Avenue.
2. That the City Clerk be authorized to execute the Agreements after review and approval by the City Solicitor.
3. That this report be forwarded to the August 29, 2016 meeting of City Council for approval.

## CONCLUSION

Sakimay First Nations (Sakimay), through its development corporation Four Horse Development Ltd. (Four Horse), has approximately 120 hectares of designated reserve lands that they wish to develop for commercial or light industrial use, with the initial 16 hectares slated for development in the next 24 months.

Administration has reached an agreement with Sakimay. This is the first agreement with a First Nation to service lands outside of City limits with potable water access and fire services. The servicing will include 16 hectares of land located outside the limits of the City of Regina (City), south of Dewdney Avenue, west of Pinkie Road and east of the Global Transportation Hub (GTH) (Map – Appendix A). Subsequent agreements between the City and Sakimay will be required to provide servicing to the remaining approximate 104 hectares owned by Sakimay.

## BACKGROUND

Negotiations between City Administration and Sakimay have been on-going since March of 2012 to provide servicing to the lands in question. The parties have examined the possibility of providing a large bundle of municipal services to the lands and arrangements where only specific City services are provided to the lands. In all cases, the City's approach to negotiations was taken in accordance with the following principles:

- The City to provide infrastructure services (including water and wastewater) to such an extent that it does not compromise the City's ability to supply its own current and future needs;
- Development shall be complementary to development within city limits; and
- Growth pays for growth.

As "reserve" lands under the *Indian Act*, R.S.C. 1985 Chapter I-5, Sakimay is the sole and exclusive taxing authority and their own planning authority. The provision of services by the City to the lands in question is subject to an agreement between Sakimay and the City. Any agreement to provide servicing must ensure the cooperation of the separate jurisdictions of Sakimay and the City to obtain compatible land use and development going forward.

Sakimay has advised the Administration that they only require potable water access and fire services from the City at this time for the initial 16 hectares of development. The arrangement contemplated is consistent with the Extra Municipal Water Access Agreements that the City currently enters into with users located outside of the boundaries of the city of Regina pursuant to the Interim Extra-Municipal Servicing Policy. The Fire Services Agreement is consistent with the Agreement entered into by the City of Regina with the Global Transportation Hub Authority (GTHA).

## DISCUSSION

The parties have come to an arrangement (subject to City Council and Sakimay Band Council approval) that the City provide potable water access and fire services to 16 hectares of Sakimay's lands pursuant to the following terms and conditions:

- 1) To account for the impacts to the City's future infrastructure capacity, Sakimay will be responsible for the payment of connection fees as their land develops and becomes connected to the City's water infrastructure. The connection fees are calculated based on that year's development rate (as per the City's Extra-Municipal Serving Connection Fee Policy) and will be equivalent to one third (1/3) of Servicing Agreement Fees (SAFs). The payment of a connection fee and water rate is consistent with other current water access agreements that the City has in place with customers located outside of the boundaries of the city of Regina customers.
- 2) The connection fees payable are to offset future capital costs that benefit Sakimay with water and transportation. Currently, wastewater is excluded but the Agreement will reflect the ability to include wastewater at a later date, should the need arise.
- 3) To account for the operating and maintenance costs of city infrastructure related to Sakimay's projected growth and impact, a surcharge of 75 percent will be charged on the City's current water rate for all water accessed in accordance with the City's Extra-Municipal Servicing Fees and Surcharges Policy for water consumption. This is consistent with other water access agreements that the City has in place with customers located outside of the boundaries of the city.
- 4) The City will be providing fire services based on an annual retainer. This retainer fee will be calculated based on overall property assessment of the relevant portion of Sakimay lands. In addition to the retainer fee, Sakimay will pay a call out fee for applicable equipment and personnel if call-outs occur. This is consistent with recent Fire Services Agreements customers located outside of the boundaries of the city.
- 5) As a condition of providing servicing, the Agreement(s) will include compatibility provisions within the Sakimay lands and restrictions on keeping the development consistent with the City's commercial and industrial zoning.

The arrangement proposed is consistent with the City's OCP, the current Interim Extra-Municipal Servicing Policy, the advancement of the Province's Statement of Provincial Interest Regulations and the underlying foundation that "growth pays for growth".

## RECOMMENDATION IMPLICATIONS

### Financial Implications

Although the City does not have the ability to receive tax revenue from the Sakimay lands, the Water Access Agreement and Fire Service Agreement have been structured at full cost recovery to the City to ensure minimal impact on the City's long term infrastructure requirements and to maintain normal operations and maintenance of infrastructure.

### Environmental Implications

There are no environmental impacts anticipated due to the provision of potable water access and fire services.

Sakimay is anticipating delivering their own wastewater treatment facility. Sakimay will be responsible for ensuring compliance with the Government of Canada's Ministry of Fisheries and Oceans, *Fisheries Act*, R.S.C., 1985, c. F-14, and particular Wastewater Systems Effluent Regulations SOR/2012-139 as it relates to environmental impact assessment and wastewater effluent impacts.

#### Policy and/or Strategic Implications

The Agreement proposed is consistent with the following City policies and regulations:

#### Statement of Provincial Interest Regulations

- Encourage engagement with First Nations and Métis communities on local and regional planning and development initiatives where there is a common interest; and
- Consider social and economic development opportunities that achieve shared goals of the municipality, First Nations and Métis communities.

#### *Design Regina, the Official Community Plan, Bylaw No. 2013-48 (OCP)*

Provides a regional context statement that includes the goal of supporting “a more sustainable and beneficial approach to growth within the region through collaborative regional planning and service delivery” and to work with regional partners to explore strategic planning initiatives (3.2).

There are a number of policy statements within the OCP that support the signing of the Agreement(s) with Sakimay as the Agreement(s) are consistent with the following policies:

- In optimizing the economic development potential of Regina, the region, and the Province of Saskatchewan to collaborate with surrounding First Nations, Metis and Inuit communities to promote shared prosperity (12.6.3) and support urban reserves that are in keeping with overall land use and growth policies (12.6.5).
- In using a consistent approach to funding the operation of the City, where the benefits of a program or service are directly attributable to specific beneficiaries, the costs are to be paid through user fees or other similar charges (1.1.2).
- In ensuring that the City services and amenities are financially sustainable, require that new development meets City standards for infrastructure servicing and require the development proponent to provide any upgrade necessary as a result of the new development (1.3.3), as well as provide infrastructure that meets expected growth and service levels, in accordance with financial resources and capabilities (1.5).
- While ensuring the sustainability of the City by understanding and planning for the full cost of capital investments, programs and services in advance of development approval and capital procurement to ensure all agreements required to provide infrastructure, including financial and development agreements, are in place prior to proceeding with development (1.12) and with that, ensure that growth pays for growth (1.16).

- In partnering with surrounding municipalities and other regional partners to connect the City to a regional linked system of continuous natural areas and corridors by identifying environmental conservation measures to protect the regional natural system (3.20.3) and identify compatible land uses and design guidelines to guide development within or adjacent to the regional natural system (3.20.2). Since water is not an infinite resource, it is important to work with regional partners to maintain the integrity of Regina's aquifers, surface and groundwater resources by developing strategies to protect the quality and quantity of surface and groundwater resources from contamination and impacts (4.8).

#### Other Implications

None with respect to this report.

#### Accessibility Implications

None with respect to this report.

#### COMMUNICATIONS

The applicant and other interested parties will receive a copy of the report and notification of City Council's decision.

#### DELEGATED AUTHORITY

The recommendations contained within this report require City Council approval.

Respectfully submitted,

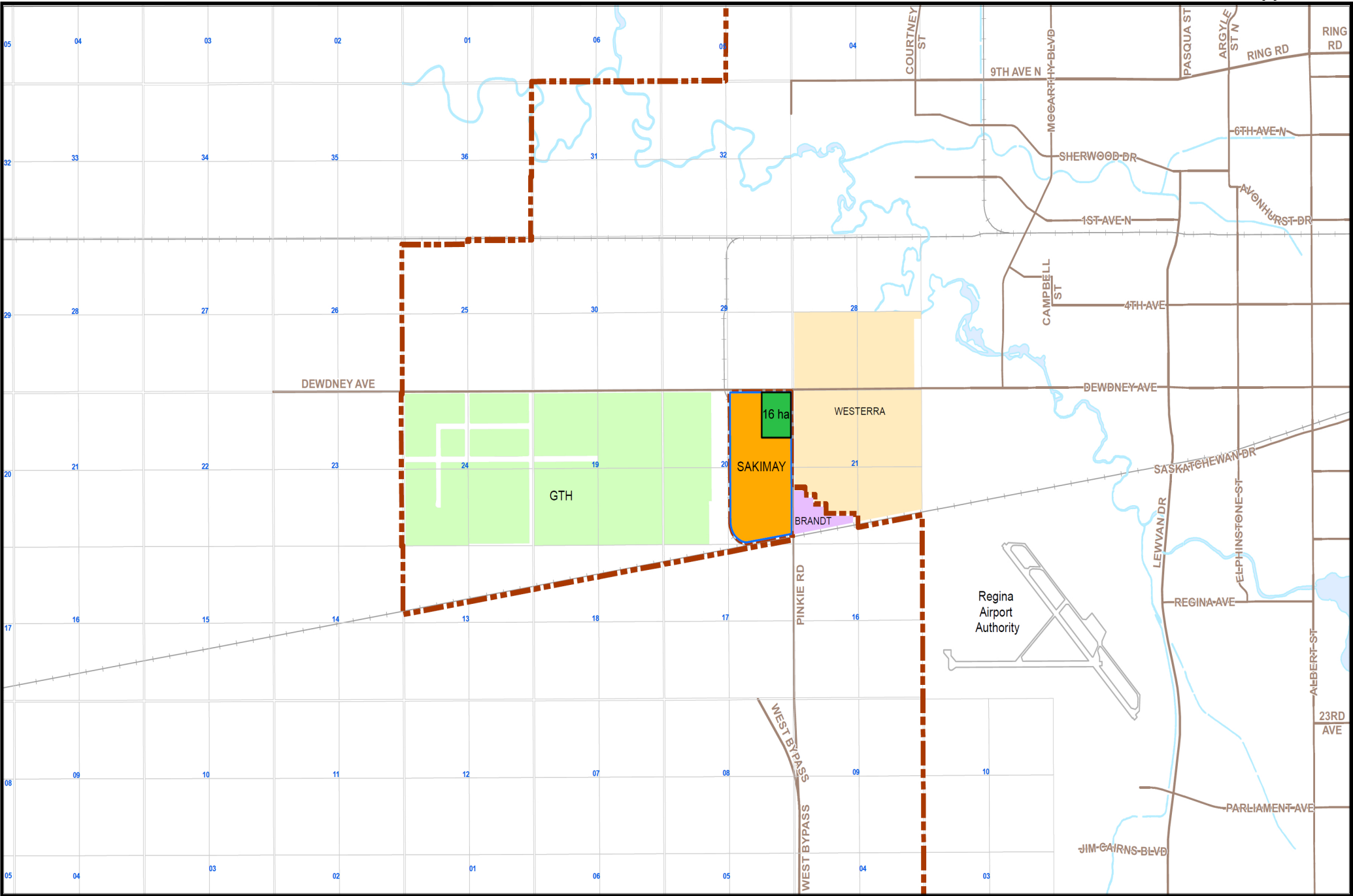
EXECUTIVE COMMITTEE



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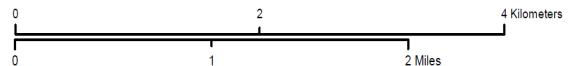
Erna Hall, Secretary

\mrt



**LEGEND**

Railway	Brandt	Sakimay	Sakimay Initial Development
Road	City Boundary	Water Body	
Airport	GTH	Westerra	



**LOCATION MAP**

**SAKIMAY WEST LAND**

Planning Department -  
Long Range Planning Branch

City of Regina



*The Islamic Association of Saskatchewan, Regina Inc.*

3273 Montague Street, Regina, SK, S4S 1Z8

Phone: (306) 585-0090 E-mail: [iaos@iaosregina.com](mailto:iaos@iaosregina.com)

Website: [www.iaosregina.com](http://www.iaosregina.com)

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August 29, 2016

Delivered to: [clerks@regina.ca](mailto:clerks@regina.ca)

Delegation to Council:

Munir Haque

President, Islamic Association Of Saskatchewan Regina Inc.

Re: Discretionary Use Application (16-DU-08)  
Religious Institution - 2318 East Assiniboine Avenue

Good afternoon Mayor Fougere, Councillors, and Administration. My Name is Munir Haque, I am the President of the Islamic Association of Saskatchewan. I have with me in the gallery another member and volunteer from our community Dr. Mohamed El-Darieby.

The Islamic Association of Saskatchewan, Regina Inc. (or IAOS) is a non-profit organization of Muslims dedicated to religious, education and social services in the City of Regina and surrounding areas of Saskatchewan. IAOS Regina Chapter was created in the mid-1970s. It is run by a Board of 7 Directors with the aid of over 10 committees and subcommittees. We are the oldest and predominant organization serving and representing the Muslims of Regina.

I would like to thank Administration for preparing the report before you today. It is thorough and address potential concerns the City could have. The discretionary use application before you is for a prayer hall -- for our 5 daily prayers -- as stipulated in the report, these occur at various time during the day and only last 10-15 minutes. This will not be a Mosque like our facility on Montague Street in Lakeview. This means that we will not be holding our large Friday congregational prayers at this location on Assiniboine. The Friday prayer, is when we see our peak attendance. We also do not intend on having our night prayers during the month of Ramadan.

Typically we do not receive large numbers of patrons for the five regular daily prayers. The prayer hall will be used by our community members that reside in the southeast that choose to pray together, rather than at home. It is worth noting that the vast majority pray at home, on their own or with family.

After the initial advertisement of our application to the surrounding neighbours, Councillor Burnett helped organize a meeting with the neighbours where we explained what our intentions were for the prayer hall and we listened to their concerns. Their primary concerns are with regard to noise, parking and traffic/safety -- all of which has been addressed in the report. Dr. El-Darieby will further elaborate how we can help to mitigate the concerns and work with the neighbours.

This Prayer Hall will be managed by a new committee under the IAOS. This Committee will only be made up of our members that live in close proximity. Therefore, they will have vested interest in ensuring that they fit well in with their neighbours and community.

We have been working closely City Administration to address their concerns. Adam Niesner (Realty), the landlord has been very patient with this process as well, we stipulated in the lease agreement that it was conditional on City approval or Use. But it has taken longer than originally anticipated.

I will hand the microphone over to Mohamed to provide more detail. Afterwards, we are available to answer any questions you may have.

Thank you

A handwritten signature in blue ink, appearing to read 'Munir Haque', with a stylized flourish at the end.

Munir Haque  
President  
Islamic Association of Saskatchewan, Regina, Inc.





*The Islamic Association of Saskatchewan, Regina Inc.*

3273 Montague Street, Regina, SK, S4S 1Z8

Phone: (306) 585-0090 E-mail: [iaos@iaosregina.com](mailto:iaos@iaosregina.com)

Website: [www.iaosregina.com](http://www.iaosregina.com)

August 24, 2016

Good Afternoon Everyone,

My name is Mohamed Eldarieby. I am here to express the willingness of the Islamic Association of Saskatchewan, Regina (IAOS), and potential users of the prayer hall, to work with neighbours to accommodate requirements and ease concerns. I am a member of the IAOS and Mahmoud, and I and others prepared the discretionary use application we are discussing today. If the application is approved, I will be a member of the committee that will be supervising the use of the proposed prayer hall.

Many of the expected users of the prayer hall have major interest in protecting the safety levels of the area. Most of our kids go to Haverlack School and buy stuff from the "corner store". I, for one, live in neighborhood since 2007. My 4 kids go to W.S. Haverlack since 2008 and will be going until 2022. This fall, my youngest daughter will be going into grade 3 and my eldest has just graduated and going to Campbell high school. Very frequently, the 4 of them walk and bike to the "corner store" which is right beside the facility of discussion.

To maintain safety, IAOS is willing to set prayer times to avoid school pickup and drop off times as well as rush hours. Muslims, and IAOS, have the flexibility to select each prayer time within a given time window. Generally, Prayer duration is around 15 -20 minutes in a time window that ranges from 3 to 6 hours. IAOS will NOT be holding the larger prayers in this prayer halls. Such prayers will be held in the main mosque as Munir mentioned.

Many of the expected users of the prayer hall have major interest in maintaining the levels of traffic and noise in the neighbourhood. Most of us use Assiniboine to go to work. For instance, my wife and I take Assiniboine to commute back and forth to work during peak hours at 7:30, 8:30, 4:00 and 4:30. IAOS will have a set of guidelines for using the prayer hall such as the following:

- a. IAOS will work with users of the proposed prayer hall to: use only parking spots available on the location. In the rare case, we will work with visitors of the prayer hall to avoid parking by houses in the neighbourhood and to use only the south east part of Assiniboine St. for parking if need be. The Length of south east part of the street according to google map is around 800 ft, which allows for using a few parking slots if need be.
- b. IAOS will work with users of the proposed prayer hall to take possible measures to reduce noise levels of using the facility. IAOS expects the noise level of using the proposed prayer hall to be less than normal for this location due to bus stops and go. City transit Buses route #12 and #21 have two bus stops, (on each side of the road) right by the proposed location.

I hope this expresses the willingness of IAOS and potential users of the prayer hall to protect our safety and maintain traffic and parking levels and to work with neighbours to accommodate requirements and ease concerns.

Thanks so much all, for your time and effort on this.

Mohamed Eldarieby  
Member IAOS

**DE16-93**

Regina, Saskatchewan

**Presentation to  
Regina City Council  
Monday August 29,  
2016**

# **OPPOSITION TO DISCRETIONARY USE APPLICATION 16-DU-08**

*Subtitle*

## **Formally presented by the residents and voters of University Park East, Wascana View, Varsity Park and Richmond Place.**

### **BACKGROUND**

In May, a very small, select group of residents received a letter “apologizing for an error” in the previous letter regarding a Discretionary Use application. None of us had ever received that first notification. Several residents phoned in their concern to Punya S. Marahatta, who was actually untruthful and restated that an original letter was sent in the beginning of May. Oddly no one ever received it. The residents were then given a VERY short amount of time to respond. We held a community meeting at one of the local resident’s homes, which was attended by the Mosque Committee, the City Counsellor for the neighbourhood, and one city planner. Again Mr. Marahatta, who was supposed to attend the meeting, did not – stating that no one answered the door. Again – odd – because the doorbell is actually run through the owner’s cell phone, and he managed to answer it for the 40+ neighbours that attended – and the city counsellor and other city planner. To the date of this report, no one has ever actually met with Mr. Marahatta.

The City Planning Committee received 22 opposing applications against this Mosque facility, and only 1 in support. They then put together a report, undermining the majority of the neighbourhood concerns, and made some weak attempts at photographing available parking space and stating (without any guarantees) that everything would be fine.

These are the concerns of the residents, and we feel that they are not only very valid, but are obviously such a concern to our neighbourhood that we have gone to such steps as to have them heard.

## SAFETY

W.S. Hawrylak is a public school that was originally built with the intention of housing 350 students. According to the school's website (<http://wshawrylak.rbe.sk.ca/node/2147>) They have 784 students enrolled, making it one of the largest elementary schools in the City of Regina. With the original plan for 350 students, the parking lot for the teachers was designed for a teacher load for 350 students, not 784. It was also designed for a "few" school buses to transport those students, not the nearly 20 it has now. Again, it was also designed for the parents and aides for 350 students, not the 784 it now has. Parking around the school is best described as "chaotic" and a "nightmare." Every year at least one student is either hit or has a very serious near-miss with traffic. The City Planners and the Mosque Committee are proposing to input a religious institution less than a block away from this school. With 6 daily prayer times, and 3 of those coinciding with drop off/pick up at the school, they are actually proposing to INCREASE traffic in this already dangerous area. The streets are already lined with the parked cars of parents, teachers and aides. The school increased the size of the teacher parking lot this year, but it is still not large enough. Students are required to walk over a half a block west in order to use the pedestrian crossing. Children being children – they do not. They dart out between the lines of parked cars and parents jockeying for space to get their child, and the situation is tense at best. Add in now vehicles coming that must pray at a specific time and get in at a very specific time, and we can easily foresee more accidents and possibly deaths.

## NOISE

Varisty Park, University Park East, Wascana View and Richmond Place are very, very quiet family communities. It is the main reason why most of the residents chose to purchase here. The City of Regina itself prohibits many loud activities in Residential neighbourhoods between the hours of 10 PM and 7 AM, yet the Mosque planners do plan to use the facility for 11 pm and 3 am (approximately) prayer times. They weakly state that "it won't be many users at that time," but again – they are not being held to the Bylaw hours and they very much should be. That means vehicles coming/going, parking, doors slamming, vehicles running in the parking lot, and driving noises coming/going. Currently, at 10 PM every night these neighbourhoods have almost no traffic at all. The Mosque organizers do not care what the neighbourhood concerns are, and will be running all hours of the night. None of the other services at 2318 Assiniboine Avenue are open past 9 PM, nor do they reopen before 8 am the next day.

## PARKING

The City Planning Committee made a very weak attempt at photographing the parking, and seemed to make sure that they took their photographs on days that school was out, or in class (because parents wouldn't be coming/going then) or in the middle of the afternoon when the whole neighbourhood is quiet. Residents have taken hundreds of pictures of this overfull parking lot, that is flanked by two City bus routes (no parking) and two Canada Post superboxes (stop/go parking). The parking in this mall is not what the city plan attached to the proposal is at all. The west part of the parking lot currently stores vehicles for the pest removal business, an empty trailer, and two Lorass bins. The parking stalls are so slim that no car ever actually gets in between the lines. Parking already spills constantly onto Assiniboine Avenue and Balmoral Gate, and it's a distinct hazard both to parkers and pedestrians. The Mosque committee and the City Planner states that 20 praying people would only need 5 stalls. While there currently is never 5 stalls available anyways, it's utterly fallacious to assume that all users of the Mosque would carpool 4 persons to a vehicle. They will not. What they are in fact proposing is 20 vehicles coming/going 6 times/day, parking, and interfering with the bus routes, mail collection, and safe traffic of the neighbourhood. It will then become the problem of EVERY resident of this neighbourhood to have strangers parking in front of their driveways and homes.

## NEIGHBOURHOOD USERS

The Mosque Committee was directly asked how many local residents their prayer room would serve – they could not answer that. They provide no number, no guide to how many actual residents of this community would benefit from this prayer room. It seemed odd that they would not know how many of their members were within the local vicinity of their planned facility. In fact, only one of the 3 organizers actually lives in this community – the other 2 reside elsewhere. The light use commercial mall is meant to service the entire community – by placing this prayer room in this mall, the other 11,000 residents of the community will be restricted from enjoying a facility (such as a coffee shop) that would be available to the use of the ENTIRE community, not just a select few. We know that it will bring traffic in from other communities, and as a primarily residential community we are vehemently opposed to that. There are hundreds, if not thousands of commercial properties available in the city that are not tucked away in quiet suburban residential neighbourhoods. Since it is entirely apparent that this facility is NOT intended for the use of local residents to pray at, we find no reason for it to be here.

## NON-RESIDENT USE

As touched on previously, we do not feel that this is the appropriate place for a high-traffic, all hours facility. We understand that the Islamic faith uses Mosque Finders (<https://itunes.apple.com/ca/app/isalam-mosques-finder/id449849290?mt=8>) in order to ease the search for their prayer times.

Which is entirely a great idea – except that in this sleepy little bedroom community, it's going to bring hundreds of strangers driving through our neighbourhood all throughout the day and into the middle of the night. More cars = more traffic, more crime, more noise. We doubt sincerely that this prayer room would be excluded from the general population of prayers, and therefore it must be considered wide open to them. The City Planner has restricted it to 20 people at any given time, but in all honesty if the Discretionary Use Application was granted, there would be no onus on the organizers to adhere to this. And as it does not appear to have a Manager that is present at all times, again – the use can and will get out of hand. Which leaves it to the residents and taxpayers to deal with the fall out of garbage, traffic, noise and crime.

## FIRE SAFETY

Another matter that the City Planner Committee utterly ignored was the fire codes and fire safety. That commercial space has one egress – in the event of fire is that even safe? We made every effort to contact the City Fire Department but our calls were unanswered. Added to which Balmoral Gate and Westminster Road are already unpassable by a fire truck. The parking on both sides means that at all times a single vehicle can barely squeeze through – we urge you to check that because it's completely valid. All of the residents of Hanover Crescent and Westminster Road are in grave danger should a fire erupt, because no fire truck could possibly enter our crescents. Our City Counsellor expressed shock at that at our community meeting, said he would have it restricted to parking on one side of the streets only, and did absolutely nothing about it. And now the City Planner wants to add more parked vehicles to exacerbate the situation.

## ALTERNATIVE PROPOSED SITES

One of our residents visited the commercial mall on University Park Drive/Arcola Avenue and counted 140 parking stalls. There is also a vacancy in the mall. This is a well-lit area with absolute tons of available parking, that was designed as a commercial space and therefore the residents knew that when they purchased in University Park. It is less than two minutes away from Assiniboine Avenue, and would pose FAR less disruption to the neighbourhood community as it is already

an established busy facility with a huge parking lot. The Mosque Committee ignored this relocation request and paid no attention to it. In the face of overwhelming community and voter opposition, they just said no. It is not half a block from a very busy elementary school full of children, nor is it smack dab in the middle of quiet residential homes where most of the residents will be woken up by the traffic and noise. If they indeed need an east end location for their prayers, then this would be the perfect location. They stated at the meeting that they would be very willing to work with the community, and then completely disregarded the communities concerns. If this is their version of “working with the community,” then what can we expect from occupancy restrictions and noise restriction compliance?

## DISCRETIONARY USE

Part of the reason that the Discretionary Use bylaw was set up, was to make sure that City Council, the City Planners and the residents were fully in line. The nature of the bylaw is that should any of the 3 fall OUT of line, there is a process for the three to connect, discuss and decide. Just because a small, special interest group has applied for this space, does not mean that it should just be given the green light. Our community has been facing parking, traffic and safety concerns for years, and we are speaking out so that the City Planners and the City Council understand that THEIR current vision of our neighbourhood is NOT in line with our own. We live here, we pay some of the highest taxes in the city, and we expect to be heard. Unlike the proposed Mosque patrons, we have nowhere else to go to sleep when it becomes loud in the middle of the night. They will be able to use the facility, drive home to their homes, and fall asleep. We'll be the ones woken up by the talking, chatting, car noises, doors slamming etc etc in the middle of the night. Particularly in light of the fact that 2 minutes away there is a vacant space that would mitigate ALL of those concerns whilst still providing them a safe and clean location that is well lit with tons of available parking, we don't understand in the least why our concerns are not being heard and adhered to. The City Planner is an employee of the City, which is run by an elected City Council that is elected by the residents and voters of this City. It is far reaching the scope of your elected position to force residents to live with this much disturbance, at the benefit of only 20 (possible) residents. Again – particularly when such a suitable alternative is so close by.

We respectfully and strongly urge City Council to deny this Discretionary Use Application on the grounds that the prayer room is unsuitable for this location, and poses grave safety, fire, parking and noise violations.

Regina, Saskatchewan

[REDACTED]

[REDACTED] a

**Presentation to  
Regina City  
Council Monday  
August 29, 2016**

# **OPPOSITION TO DISCRETIONARY USE APPLICATION 16-DU-08**

*Subtitle*





The pictures below are from an average day at W.S. Hawrylak. Parking for parents/pick up is already down to the strip mall on Assiniboine East, with space left only for the bus lanes and crosswalk. There is no parking in front of the school at any time, nor down the sidewalk until past the crosswalk on the west side of the street.







August 29, 2016

To: His Worship the Mayor  
and Members of City Council

Re: Discretionary Use Application (16-DU-08)  
Religious Institution – 2318 East Assiniboine Avenue

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**RECOMMENDATION OF THE REGINA PLANNING COMMISSION  
– AUGUST 3, 2016**

That the Discretionary Use Application for a proposed Religious Institution located at 2318 East Assiniboine Avenue, Block/Parcel B, Plan 86R27624 Ext 5, Richmond Place Subdivision be approved and that a Development Permit be issued subject to the following conditions:

- a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 and A-3.2 submitted along with the Discretionary Use Application form;
- b) The Religious Institution shall accommodate no more than 20 patrons (seats) at one time;  
and
- c) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.

*REGINA PLANNING COMMISSION – AUGUST 3, 2016*

The following addressed the Commission:

- Chris Oriet;
- Hendrik Van Der Merwe; and
- Munir Haque, Mohamed El-Darieby and Mahmoud Halfawy, representing the Islamic Association of Saskatchewan.

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

Councillors: Mike O'Donnell (Chairperson), Jerry Flegel and Barbara Young; Commissioners: Pam Dmytriw, Adrienne Hagen Lyster, Simon Kostic, Ron Okumura, Daryl Posehn, Laureen Snook and Kathleen Spatt were present during consideration of this report by the Regina Planning Commission.

The Regina Planning Commission, at its meeting held on August 3, 2016, considered the following report from the Administration:

**RECOMMENDATION**

1. That the Discretionary Use Application for a proposed Religious Institution located at 2318 East Assiniboine Avenue, Block/Parcel B, Plan 86R27624 Ext 5, Richmond Place Subdivision be approved and that a Development Permit be issued subject to the following conditions:

- a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 and A-3.2 submitted along with the Discretionary Use Application form;
  - b) The Religious Institution shall accommodate no more than 20 patrons (seats) at one time; and
  - c) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
2. That this report be forwarded to the August 29, 2016 meeting of City Council for approval.

## CONCLUSION

The applicant proposes to reuse a vacant unit within an existing commercial development as a Religious Institution. Through the review process there was opposition expressed by nearby residents and property owners related to a several issues including traffic impacts, parking availability, potential size of congregation and overall appropriateness of the location.

Administration has considered these concerns and, on the basis that the congregation size is limited to 20 persons at any one time and that there is sufficient parking on site in accordance with the regulations of *Regina Zoning Bylaw No. 9250* (Zoning Bylaw), is supporting the applicant's proposal.

The proposal complies with the development standards and regulations contained in the Zoning Bylaw and is consistent with the policies contained in *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP). Accordingly, the Administration recommends approval.

## BACKGROUND

An application has been received for discretionary use to accommodate a Religious Institution within an existing commercial development located at 2318 East Assiniboine Avenue. This application is being considered pursuant to the Zoning Bylaw, OCP and *The Planning and Development Act, 2007*.

Pursuant to Subsection 56(3) of *The Planning and Development Act, 2007*, Council may establish conditions for discretionary uses based on nature of the proposed development (e.g. site, size, shape and arrangement of buildings) and aspects of site design (e.g. landscaping, site access, parking and loading), but not including the colour, texture or type of materials and architectural details.

## DISCUSSION

The applicant proposes to develop a Religious Institution within an existing commercial development (unit E as identified in Appendix A-3.1)

The applicant has indicated that the expected number of patrons will vary depending on the time of day but that the maximum number of persons at any one prayer session would be 20. In accordance with Islamic tradition, the prayer times would be held five times per day: generally at dawn, immediately after noon, mid-afternoon, at sunset and at night. The duration of prayer times would be approximately ten to fifteen minutes.

The land use and zoning related details are provided in the table below.

Land Use Details	Existing	Proposed
Zoning	NC- Neighborhood Convenience	NC- Neighborhood Convenience
Land Use	Shopping Centre	Religious Institution (Within commercial rental unit E)
Number of Dwelling Units	N/A	N/A
Building Area	718.18 m <sup>2</sup>	718.18 m <sup>2</sup>

Zoning Analysis	Required	Proposed
Number of Parking Stalls Required	20 stalls	26 stalls
Minimum Lot Area (m <sup>2</sup> )	250 m <sup>2</sup>	294.7 m <sup>2</sup>
Minimum Lot Frontage (m)	6 m	62.4 m
Maximum Building Height (m)	11 m	6.8 m
Maximum Floor Area Ratio	1.75	0.34
Maximum Coverage (%)	65%	34%

The proposal is consistent with the purpose and intent of the NC-Neighbourhood Convenience Zone with respect to:

- Providing locations for business establishments that serve the day to day commercial and personal service needs of households and residents of new or established residential neighbourhoods.

Surrounding land uses include detached dwellings to the north, south, and west and a multi-unit townhouse development to the east.

## RECOMMENDATION IMPLICATIONS

### Financial Implications

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

### Environmental Implications

None with respect to this report.

### Policy/Strategic Implications

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

- Providing opportunities for daily lifestyle needs, such as services, convenience shopping and recreation.

The proposal is also consistent with the policies contained in Part D: Southeast Sector Plan of the OCP with respect to facilitating the sense of community by providing the elements which foster identity of place, areas for social interaction and streets for an active vibrant community.

#### Other Implications

None with respect to this report.

#### Accessibility Implications

The Zoning Bylaw requires two per cent of the required 20 parking stalls or one parking stall be provided for persons with disabilities. The proposed development provides two parking stall for persons with disabilities which exceeds the minimum requirement.

#### COMMUNICATIONS

Communication with the public is summarized as follows:

Public notification signage posted on	May 2, 2016
Letter sent to immediate property owners	April 28, 2016
Number of public comments sheets received	22
Will be published in the Leader Post on	N/A

Administration circulated the application to the nearby property owners with a deadline of May 27, 2016 to provide comments. A total of 66 nearby property owners and occupants were notified who fall within a 75 metre radius of the subject property. Through the notification process there were some public concerns regarding the deadline for submitting comments. In response, the Administration extended the deadline for public comment to June 30, 2016. A more detailed accounting of the respondents' concerns and the Administration's response to them is provided in Appendix B.

In response to comments received, a meeting was held on June 20, 2016 with nearby property owners/residents and the applicant. At the meeting, residents reiterated concerns and objection to the proposal as outlined in Appendix B to this report. Representatives from the Administration responded to the questions and provided information related to the regulations and development standards in the Zoning Bylaw and provided information on the balance of the discretionary use application process.

The application was circulated to the Arcola East Community Association who responded that they do not have any concerns as long as the regulations are met.

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

DELEGATED AUTHORITY

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

Respectfully submitted,

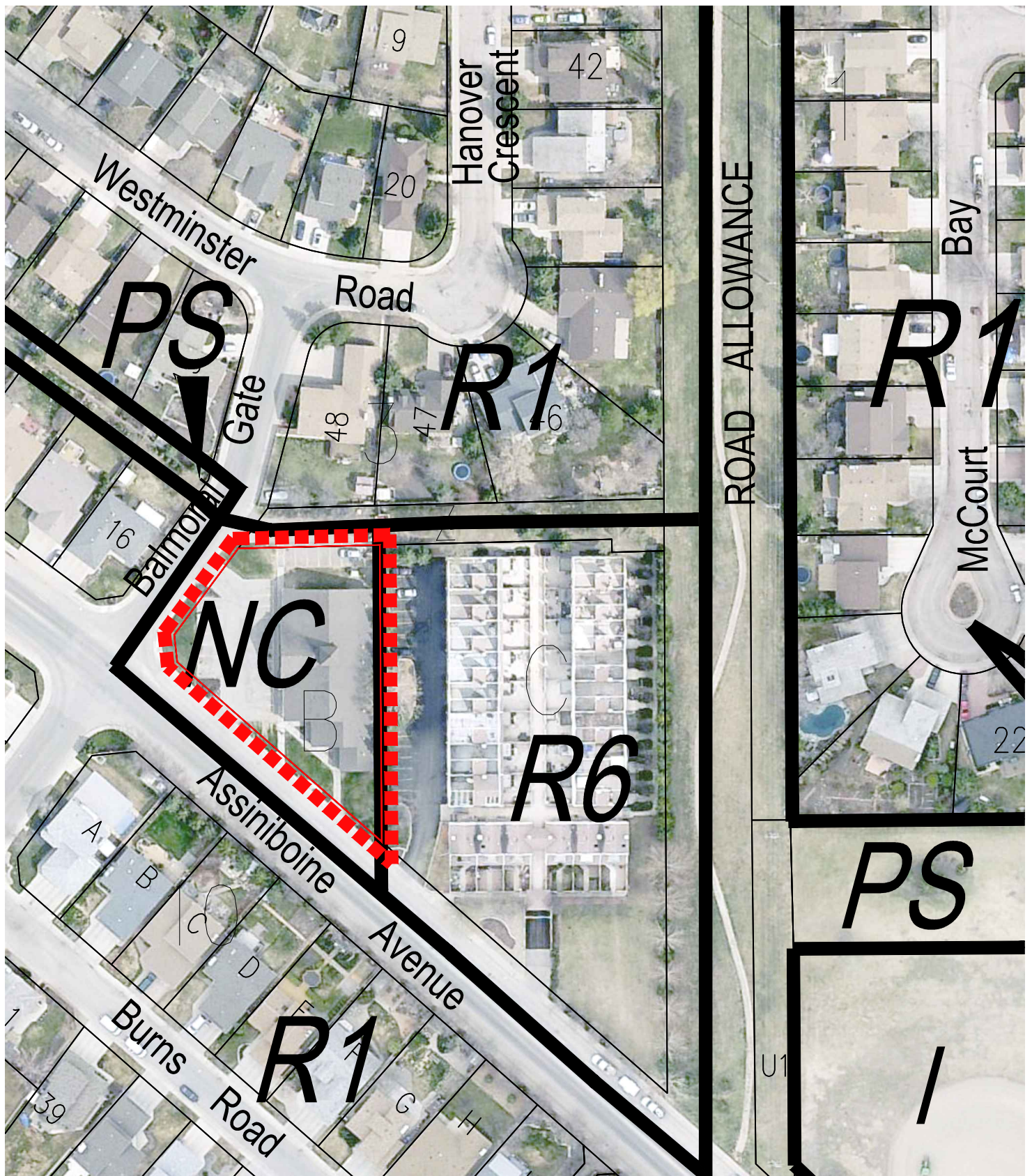
REGINA PLANNING COMMISSION

*Elaine Gohlke*

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Elaine Gohlke, Secretary





Subject Property

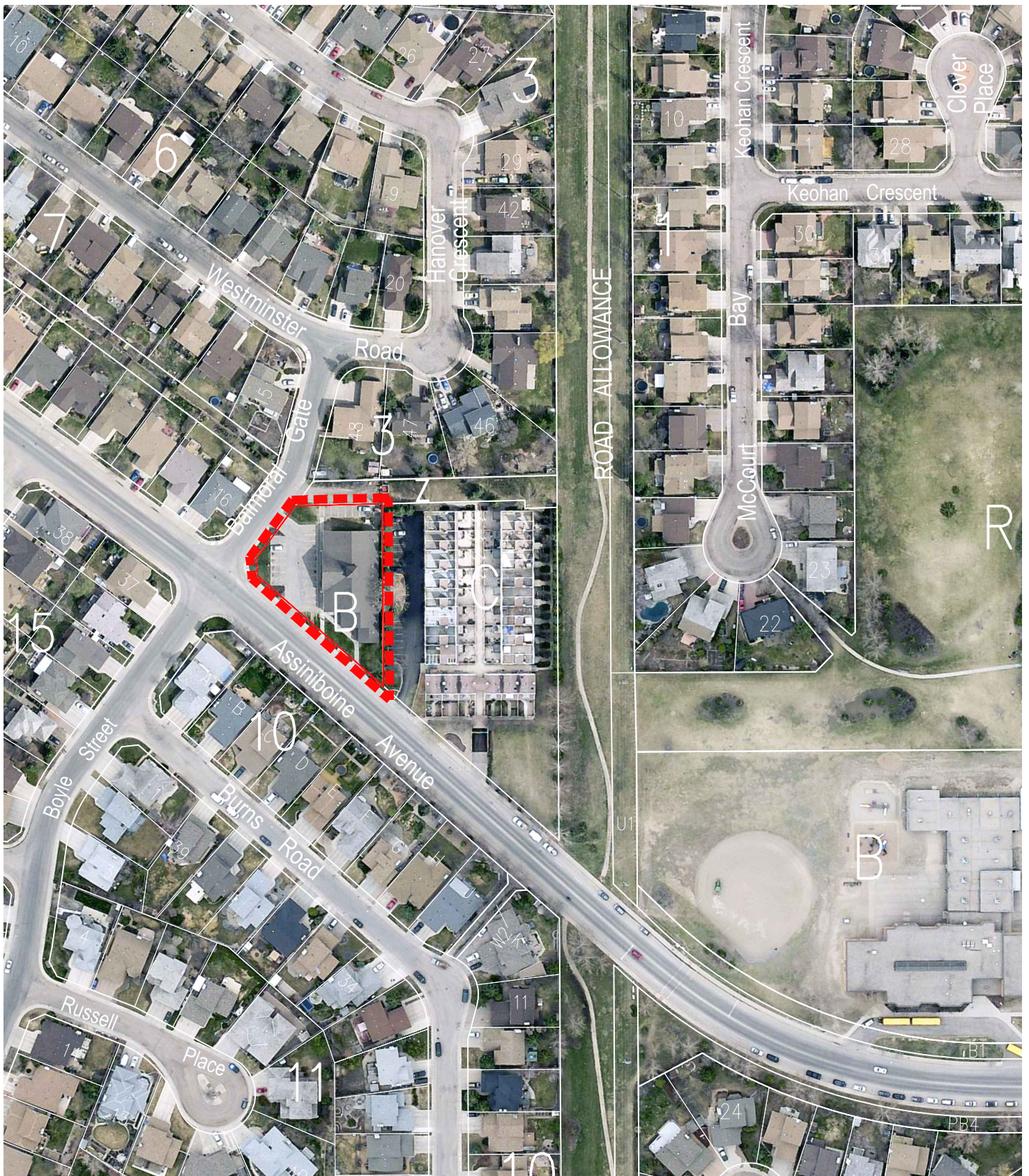


Project 16-DU-08

Civic Address/Subdivision

2318 Assiniboine Avenue E





Subject Property

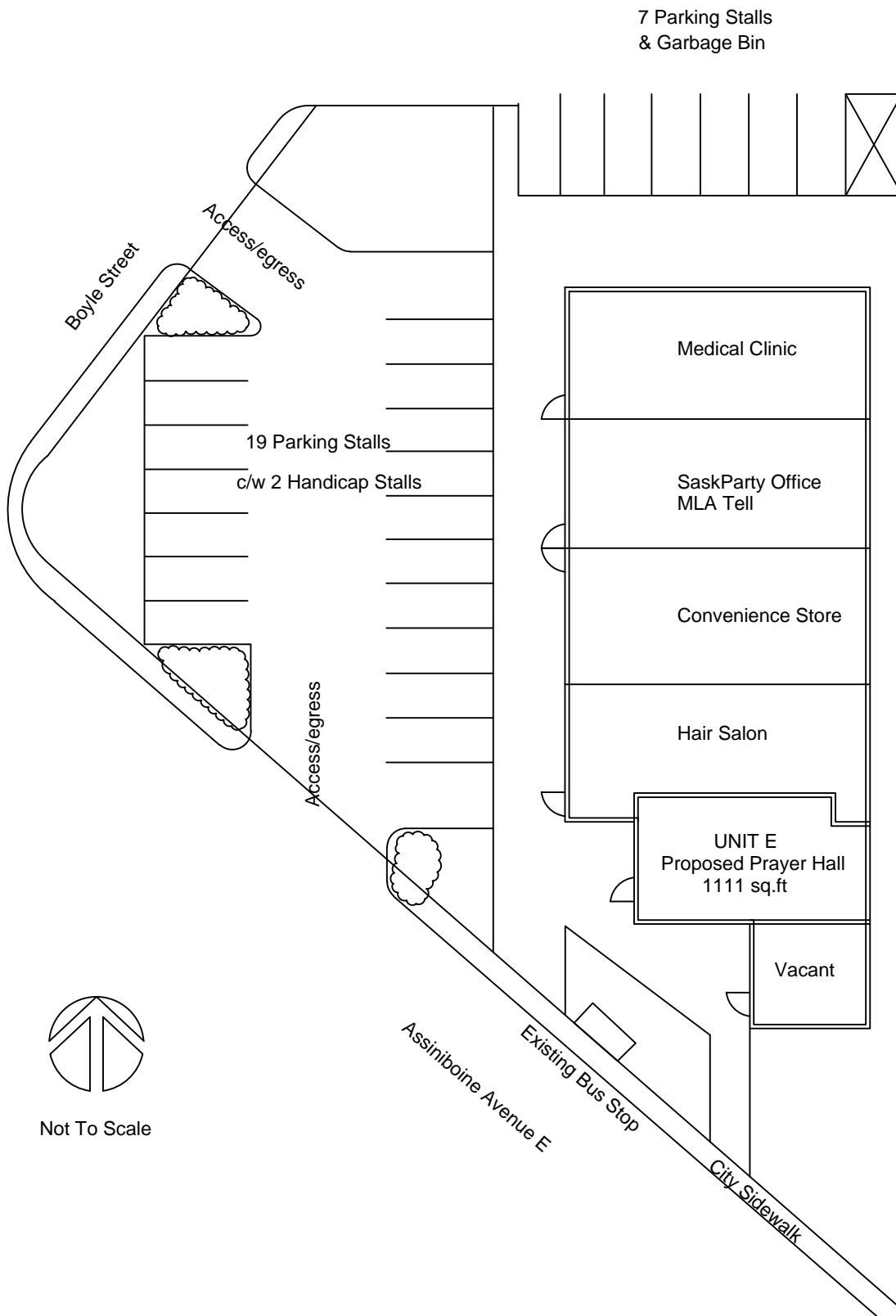
Date of Photography: 2014



Project 16-DU-08

Civic Address/Subdivision 2318 Assiniboine Avenue E





## 2318 Assiniboine Avenue East, Unit E

Discretionary Use Application - Religious Facility/Prayer Hall  
May 5, 2016





Assiniboine Medical Clinic  
238 A  
238 A

Christine Tell MLA  
CONSULT

Something 4 U  
CONFECTIONERY

the fixx  
HOME DESIGN

Pest Control



Public Consultation Summary

Response	Number of Responses	Issues Identified
<i>I support this proposal</i>	1	<ul style="list-style-type: none"> <li>Prayer is a basic need</li> </ul>
<i>Accept if one or two features were different</i>	0	
<i>Accept if many features were different</i>	0	
<i>Completely opposed</i>	21	<ul style="list-style-type: none"> <li>Traffic in the neighbourhood is already too heavy</li> <li>There is not sufficient parking and it will spill over onto adjacent streets</li> <li>Noise</li> <li>Inappropriate location</li> <li>Size of congregation and future use</li> </ul>

**1. Issue: Traffic in the neighborhood is already too heavy**

*Administration's Response:* Assiniboine Avenue is classified as an urban collector roadway which can maintain traffic volumes up to 12,000 vehicles per day. According to the City's most recent traffic counts in this area, this section of Assiniboine Avenue experiences traffic volumes of 5,100 vehicles per day. Traffic increase on Assiniboine Avenue as a result of the development will be minimal. The application was reviewed for traffic safety and no concerns were raised.

Given that an addition is not being proposed to the existing development, the Administration's assessment is that there will be no impact on the existing road network capacity in the immediate area and on Assiniboine Avenue.

**2. Issue: Parking lot is too small inviting spill-over parking on the adjacent streets.**

*Administration's Response:*

The proposal meets the minimum parking requirements under *Regina Zoning Bylaw No. 9250*. *Regina Zoning Bylaw 9250* requires one parking stall for four seats for a Religious Institution. There are currently 26 parking stalls located on the subject property. With the development of the Religious Institution, which would require 5 stalls, the total development will require 20 parking stalls under *Regina Zoning Bylaw No. 9250*.

The applicant has indicated that Religious Institution would be used five times a day for about 10 to 15 minutes at a time and that the prayer times are not overlapping. Therefore, there is less chance of spill over parking on the adjacent streets. On-street parking is available on adjacent streets. Transit stops are immediately adjacent to the property on Assiniboine Avenue.

Considering the public comments and concerns raised by the nearby residents, the Administration conducted a survey on the parking stalls during the noon hour on June 9, 2016 and morning and afternoon hours on June 10, 2016 and June 22, 2016. The following table identifies the number of parking stalls used on-site during the survey period:

Date	Time	No. of cars parked	No. of vacant parking stalls
June 9, 2016	12:15-12:30 p.m.	13	13
June 10, 2016	8:15-8:30 a.m.	2	24
June 10, 2016	5:15-5:30 p.m.	13	13
June 22, 2016	5:55 -6:40 p.m.	10	16

### 3. Issue: Noise

*Administration's Response:* As per the Islamic calendar, the earliest time and latest prayer times are presented below:

Month	Earliest prayer time	Latest Prayer time
September, 2016	5:51 a.m.	7:38 p.m.
October, 2016	5:31 a.m.	8:05 p.m.
November, 2016	6:20 a.m.	7:05 p.m.
December, 2016	7:00 a.m.	6:45 p.m.
January, 2017	7:01 a.m.	7:23 p.m.
February, 2017	6:13 a.m.	8:09 p.m.
March, 2017	5:04 a.m.	9:02 p.m.
April, 2017	3:42 a.m.	10:10 p.m.
May, 2017	3:01 a.m.	10:50 p.m.
June, 2017	3:03 a.m.	11:00 p.m.
July, 2017	3:03 a.m.	11:00 p.m.
August, 2017	3:23 a.m.	10:44 p.m.

(Source: <http://www.islamicfinder.org/prayerDetail.php?country=canada&city=Regina&state=SK&monthly=1>)

The table shows that the earliest prayer time in a year would be 3 a.m. in the morning and the latest would be 11 p.m. As per the information provided by the applicants, the congregation prefers to pray at home in those early and late hours and therefore, there could be less traffic anticipated. The traffic of congregation is directly related to the noise during early and late hours of the day. Likewise, the applicants have confirmed that there would not be use of loudspeakers outside of the building. The applicant might use microphone/ speaker system for internal use. Volumes are required to be set low so as not to disturb other tenants in the building or nearby owners.

This prayer hall is not considered to be a mosque, meaning that it is not intended for larger, more formal services, normally held on Friday. No outdoor loudspeakers would be used at this facility, as may be the case with a traditional mosque.

### 4. Issue: Inappropriate location

*Administration's Response:* A Religious Institution is discretionary use in the NC-Neighborhood Convenience Zone. The intent of the NC zone is to serve the day-to-day service needs of households and residents of new or established residential neighborhoods. The small scale and short duration nature of the use suits the intent of NC zone where a nearby resident can stop by, pray for few minutes and go.

Such facilities do not interrupt the existing businesses rather contribute in increase of customer traffic.

**5. Issue: Future concerns - change in congregation size and future similar use.**

*Administration's Response:* A condition of approval limits the size of the congregation of the Religious Institution to no more the 20 persons at one time. In the event that another Religious Institution were to occupy this space in the future it would be bound by this same condition.



**Presentation  
to  
Regina City Council**

Donald W. Black, C.M., S.O.M., LL.D.

August 29, 2016

Good day, Your Worship and Members of Council.

I am a native son of Regina – and this city, its history and its many fine qualities are important to me.

I grew up a block north of historic Government House – and witnessed its decline and then, because of some progressive thinking about the art of the possible, a redeveloped and reinvigorated Government House emerged. In fact I co-chaired the fund raising campaign for that redevelopment.

I attended the University of Regina – back when it was the College Avenue Campus and two new buildings on the barren prairie soil south of the Wascana marsh.

- I am here because I have invested my time, my money, my energy, and my life's work into helping to make Regina a better community. The CAC Renewal project is now top of my list!
- I am here because our community is better with a vibrant arts sector and strong institutions supporting lifelong learning.

I request that City Council make an exemption to its downtown office space policy; and, also make a gift of land for the CAC Renewal.

Presentation  
to  
Regina City Council

Donald W. Black, C.M., S.O.M., LL.D.

August 29, 2016

From where I sit, I believe that Council has two choices:

- 1) Reject an exemption to its office space policy; and, reject the gift of land to the U of R. The result would be the loss of a *“once-in-a-lifetime”* opportunity for renewal of these buildings.
- 2) Be a catalyst and make an exemption and gift the land. This is would be a wonderfully progressive example of the public and private sector cooperation for the public good.

There is no third option – a delay or deferral will kill the project.

I recognize that these are not easy choices for Council. Council has a planning policy – that is a well-reasoned and conceived in the desire to serve all public interests for the good of the broader community. However, in asking Council to make the requested exemption; and, the grant of land, we are asking that Council do just that again – make a good and well-reasoned leadership decision in the interests of Regina – its citizens of today, tomorrow and the future.

Presentation  
to  
Regina City Council

Donald W. Black, C.M., S.O.M., LL.D.

August 29, 2016

Option One ... this is a project-killer.

The College Avenue Campus buildings are well beyond their useful lives. In business, we would get rid of such an asset, or replace it. For the U of R, that is not an option and it means they may be forced to simply walk away. They do not have the financial resources to fund redevelopment. The donations flow can fund building fixes – but patch-work fixes will not provide what the community needs. The buildings will continue to deteriorate further.

This is a one-time deal. The University – and community minded volunteers – have invested thousands of man hours in exploring the art of the possible for CAC Renewal and arrived at this proposal. The choice for the U of R now is to execute or move on.

The extensive process at exploration of renewal options revealed only one investor willing to put real money into the project. We have the happy coincidence of timing that results in this proposal – Conexus needs a head office, they are committed to Regina and its future through sustainable responsible development; and, the U of R needed a financial partner with the wherewithal and the vision to assist the CAC renewal now.

Presentation  
to  
Regina City Council

Donald W. Black, C.M., S.O.M., LL.D.

August 29, 2016

The other serendipitous coincidence is the availability of federal government infrastructure funds for this project – however, they have a fuse – they need to be matched now, or they are gone.

The community doesn't want the U of R (or the City) to walk away.

I prefer Option Two...this is being a catalyst.

In business, we grow through leverage – as do governments at all levels. We use resources provided by others – money, people, time, etc. – and combine them with our own self-generated resources to get a better result.

The U of R is doing that here. Council can help.

Here's how it works:

- The City contributes a piece of land to the U of R – a piece of land that, while it has a theoretical value could never be sold for any other use in any event. It is already part of the College Avenue Campus and the Wascana Centre. To virtually anyone in this city it would come as a source of great surprise that it isn't already legally owned by the U of R.

Presentation  
to  
Regina City Council

Donald W. Black, C.M., S.O.M., LL.D.

August 29, 2016

- The U of R leases the land to a co-operative who contributes \$8.25 million to the U of R for CAC renewal. Plus there may be further benefit to the U of R through continuing operating cost savings achieved through synergies once the Conexus building is constructed.
- The U of R invests its own savings and hundreds of donations. It finances the balance against future revenues from more courses for students of all ages.
- A federal program matches funds from U of R and the co-operative.

Members of Council, that is leverage at its best – and you can make it happen!

You will be the catalyst to the creation of over \$120 million in development in Regina – a head office building and a renewed College Avenue Campus, plus economic spinoffs.

Members of Council, you can be astute investors. Your decision will:

- Provide new property taxes and building permit fees;
- Preserve an historic street;
- Maintain arts performance and arts education spaces;
- Enhance a centrally-located learning centre near downtown,
- Limit new development to the park's edge, where there are already other precedents;

Presentation  
to  
Regina City Council

Donald W. Black, C.M., S.O.M., LL.D.

August 29, 2016

- Keep a highly desirable and responsible employer, and its head office, in Regina;
- Enable the incubation of new businesses to grow the Regina economy further;
- Create new park amenities and provide sustainable revenue from license fees to support our treasured park; and,
- Renew highly-valued educational and cultural assets for the benefits of today's and future generations.

I have been in the investment business for a long time. This is a good investment deal for the City and an even better deal for Regina citizens.

Yes, you have to make an exemption to the downtown office space policy. However, the benefits are consistent with your official plan. As you will know, our firm Greystone – on behalf of our clients, is a major investor in downtown Regina office property – and the largest single generator of new downtown office buildings in the last 25 years.

We want a strong downtown core too. Yet, we understand what is good for the city is also good for downtown.

Thank you for the opportunity to address Council.

**FINAL CITY COUNCIL**

JEAN: Good evening, your Worship and members of City Council. I'll start by recognizing that we are privileged to be on Treaty 4 Land.

Thank you for giving us this opportunity to speak to you about something near and dear to our hearts, that we feel is also of vital importance to everyone in Regina.

LYN: Many of you know us in fact, but for those of you who don't, I'm Lyn Goldman and this is Jean Freeman. I'm a Reginan, born and raised here. Jean moved here from Weyburn when she graduated from high school some 60 years ago. We both love Regina. We love its history, its traditions, and its potential.

Like many people – including you and your families, we also love the College Avenue Campus and Darke Hall. Jean and I were both introduced early-on to the wonderful variety of offerings at Regina College, to further our education, and a love of music, dance and the arts.

JEAN: We're here tonight -- to ask you to join us to ensure that future generations will continue to have the opportunity to have a vibrant centre of learning, research and culture in the heart of Regina.

The City of Regina's Finance and Administration Committee recently recommended the approval of the donation of an essential piece of city land to the College Avenue Renewal Project. It's an impressive 5 million dollar gift that will anchor our fundraising campaign.

We are asking Council to follow in the footsteps of those forward-looking City Councils of so many years ago, to take a leadership role in the future value of this historic campus. We are asking Council to approve the transfer of the proposed land to the University of Regina.



LYN: Like others, we have benefited from the wisdom and foresight of former City Councils, business leaders, and citizens of Regina who pushed the provincial government and said, "We need a university in Regina." These buildings were particularly significant, since they were built not by government, but by private funds – the Methodist church and its supporters, who had a passion for education.

JEAN: The Campus is the welcoming face of the University to people in Regina and throughout the province. The arts and cultural activities provided there make Regina a better and more livable place, a place where people can work, start businesses, raise families, and retire.

LYN: Time has taken its toll of the historic site – the University had other priorities and the College Avenue facilities weren't maintained. We lost the Fine Arts building – now the Sound Stage. And they never were accessible. Jean's husband was in a wheelchair, and that launched her crusade to make the campus welcoming to everybody. My concern began when I worked for 8 years in the College Building. I watched it deteriorate; I pleaded its case to the Board of Governors for many years - - to no avail.

JEAN: Lyn and I joined forces with anyone else we could find who felt the same way. Then finally -- eight years ago, Dr Vianne Timmons began her job as President of the University of Regina.

LYN: We welcomed her and explained the importance of the historic but still active College Avenue Campus – to the University, to the city and the province. Vianne shared our vision and our enthusiasm, and launched The College Avenue Campus Renewal project, to preserve what had been established, and to develop it for future generations.

JEAN: This has been, and continues to be, a shared project – a true prairie co-operative undertaking with some remarkable partners. It started with contributions from former and current students, staff and community supporters like us and many of you.

LYN: A key ally in this effort is the Wascana Centre Authority, the remarkable entity that surrounds, enhances and protects Darke Hall and the campus. The Authority will ensure through its own oversight that any preservation and modernizing of the architecturally and culturally significant site will blend into the unique beauty of our urban park.

JEAN: Another major contributor is Conexus Credit Union, with 90 years of history in the community, and a legacy of citizen support. Conexus has made an incredible one-time gift of \$8.25 million dollars, with a pledge of active participation as an ongoing partner.

And last week, the Canadian government announced that the University of Regina will receive a grant from the Strategic Investment Fund, providing 27-point-6 million dollars toward the renewal of our historic campus!

LYN: Thank you for your support and for being part of this opportunity to breathe life into aging facilities, and to advance the University's commitment to teaching, research and community service for generations to come, so our city will continue to be a city that cares about people and all the things that make this a truly remarkable home.

August 29, 2016

To: His Worship the Mayor  
and Members of City Council

Good evening Your Worship, Members of Regina City Council, my name is John Hopkins and I am the Chief Executive Officer of the Regina & District Chamber of Commerce. I am here tonight to provide our perspective on the report before you.

Your Worship, growth is vital to our community's future; growth is a major part of the virtuous cycle which helps our community not just survive, but thrive in opportunity. While for many that opportunity is a job, higher income or a business opportunity for others it is access to the arts, culture or athletics, or myriad of other opportunities including one of the greatest keys to unlock opportunity which is an opportunity in and by itself, education.

Your Worship, the report before you is a generational opportunity, an opportunity to preserve a vital part of our past but at the same time it is an opportunity for us to embrace our future. A future where the College Avenue Campus is not seen as a group of old buildings in a state of disrepair but rather a new extension of the University of Regina ready to take on the challenges and opportunities of today and tomorrow.

Providing the University of Regina with a donation of 2.6 acres of land in Wascana Centre allows our university to leverage the donation to access approximately \$30 million in federal funding which the Honourable Ralph Goodale announced a little over a week ago. It will be used to leverage the consolidation of Conexus Credit Union's office staff into a new 80,000 square foot development. It will be used to access an \$8.25 million donation from Conexus Credit Union for the College Avenue Campus Renewal which is more than double the appraised value of the land as outlined on page 10 of the report. It will be used to leverage the development of an atrium that will connect the new development with historical Darke Hall making Darke Hall accessible for all. It will be used to address a long standing deficiency entrepreneurs have had in our community, a real operational business incubator. It will be used to leverage approximately \$360,000 in annual property taxes to the City, the Province and the Library Board and last but certainly not least it will be used to leverage the redevelopment of the College Avenue Campus. All of this will be done with the University of Regina leasing, not selling, leasing, a portion of the land being requested.

Your Worship growth is not an inherent right of our community, it comes as a result of hard work and opportunity. In this case it is a generational opportunity to address a long standing question that has faced our community for decades – what will we do with the College Avenue Campus? Instead of delegation after delegation speaking to a demolition tonight there are a number of delegations that are here speaking to a creative solution. A solution that is not a band

aid but rather a long term solution that has been creatively put together. One that brings partners together to achieve common goals and objectives. A partnership that brings together not only public sector finances but private sector money for the betterment of our community.

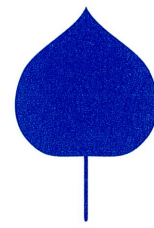
Your Worship we touched base with our membership regarding this project and what I can tell you is that out of the 127 responses we received 3.75 times as many people supported the project as opposed to those who are against it.

On behalf of the Regina & District Chamber of Commerce I would like to respectfully request that you approve donating 2.6 acres of land to the west of Darke Hall to the University of Regina in order to facilitate the College Avenue Renewal Project.

Thank you, if I can answer any questions I would be happy to answer them now.

John Hopkins

Chief Executive Officer  
Regina & District Chamber of Commerce



**DE16-97**  
**Wascana**  
**Centre**

A place for you!

August 24, 2016

City Clerk  
City of Regina  
[clerks@regina.ca](mailto:clerks@regina.ca)

**Re: FA-16-29 University of Regina College Avenue Campus – City Land Contributions**

Wascana Centre Authority (WCA) is requesting permission to present a brief to the City Council of Regina on Monday, August 29, 2016 regarding Finance and Administration item FA-16-29, titled University of Regina College Avenue Campus – City Land Contributions.

WCA's Board of Directors has the final approval on many aspects of the proposed projects and would like to have this opportunity to provide City Council with the status.

If possible, Wascana Centre Authority would prefer to present immediately after the University of Regina and the Conexus Credit Union.

The brief to be presented is attached. If you require any further information, please let me know.

Sincerely,

M. Bernadette McIntyre  
CEO  
[Bernadette.mcintyre@wascana.ca](mailto:Bernadette.mcintyre@wascana.ca)  
PH: 306-347-1846

Attach.

**CAC-Conexus Partnership Project  
City of Regina City Council Meeting  
Monday August 29, 2016 5:30 PM**

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- **Thank the Chair . . .**
- I am Bernadette McIntyre CEO Wascana Centre Authority
- On behalf of WCA's Board of Directors I am providing the Committee an update from WCA in its role as the regulatory body that is currently reviewing and will be approving most aspects of these potential projects.
- From the Authority's perspective and approval process the Conexus proposal and the College Avenue Campus Renewal proposal are two distinct projects, although related due to proximity and funding.
- On September 29, 2015, Wascana Centre Authority's Board of Directors approved in principle the land transfer between the City of Regina and the University of Regina subject to Regina City Council approval and the conditions of a triparty MOU. The transfer of land between participating parties is allowed with Board approval. This was agreed to in principle in to accommodate the University's process to publicly seek a development partner.
- Any development, in the area west of Darke Hall, depending on the design, is expected to have an impact on the existing trees and greenspace. Wascana Centre and the University have completed successful tree moves, removals and replacements in the past. There will be some loss of green space, as with most developments and the proposed location for a building is consistent with WCA's Master Plan.



**CAC-Conexus Partnership Project**  
**City of Regina City Council Meeting**  
**Monday August 29, 2016 5:30 PM**

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- Parking along College Avenue and Wascana Drive currently present capacity challenge and the use of Wascana Centre is increasing. For any new developments, WCA's 2016 Master Plan requires sufficient parking spaced to match the capacity of the building that does not increase surface parking and is preferably located underground.
- In regard to the College Avenue Campus Renewal proposal, on July 28, 2016, WCA's Board of Directors has approved the demolition of the Gallery and Conservatory buildings as applied for by the University of Regina, subject to the following:
  - That the demolitions and subsequent alternations follow the *Standards and Guidelines for the Conservation of Historic Places in Canada* recognizing that the College Avenue Campus is a historic place including the surrounding landscape design and the site planning patterns for the existing buildings;
  - That the commemoration/recognition of the important human history of demolished buildings occurs, as determined by the process that will have input from the Commemoration Advisory Committee;
  - That the site is considered for Nomination as a Provincial Heritage Property and a National Historic Site, upon WCA approval of the building permits; and
  - That the salvage operation is in compliance with the Luxton Plan and aligned with the University's strategic plan sustainability commitment.



**CAC-Conexus Partnership Project**  
**City of Regina City Council Meeting**  
**Monday August 29, 2016 5:30 PM**

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- The approval in principle of the proposed restoration and addition to the College Building subject to final design review and approvals which include:
  - Full review by the Architectural Advisory Committee; and
  - Confirmation that:
    - A portion of the West Wall of the Conservatory is retained to ensure there is a meaningful and aesthetically pleasing return; and
    - There is an active use behind the façade.

In summary:

- Wascana Centre Authority's Board of Director's approval is required for any application that does not conform to the WCA Master Plan, does not meet the mandate stipulated by the WCA Act or is a non-conforming use according the Land Development Policy.
- WCA review and approval is required for any new structures or changes to existing structures and landscapes within the Centre's boundaries. The WCA Master Plan is the guide. The architectural standards, design and engineering compliance are regulated by the Authority.
- **Thank you.**

Your worship and members of city council,

I am excited to be here today to discuss the prospect of working with the University of Regina to turn College Avenue Campus into an economic, educational and cultural hub.

The University of Regina chose Conexus as a partner following an RFP process and I'm here to explain why we are the right partner and tell you more about our project.

We are Saskatchewan's largest credit union with a deep history going back more than 80 years in the province and we aren't going anywhere. As a credit union, we follow co-operative principles and working with others is what we do.

We are a very forward thinking credit union committed to innovation and bringing financial services to market with speed. Our history of innovation includes:

- 1<sup>st</sup> full service ATM in Canada – right here in Regina in 1967 – still located on College in the Co-operator's building
- 1<sup>st</sup> credit union in Canada to offer CHIP cards in 2009
- Just a few months ago - one of the first institutions in Canada to offer debit mobile wallet for Android

But our innovations are not just about technology and banking, they are about people and communities. Some examples around the province include:

- Regina Food Bank – offering financial management workshops and nutritional cooking programs
- We partnered with the Government of Saskatchewan to offer Canada's first Social Impact Bond, which is a new way to fund community initiatives. The Sweet Dreams project reunites foster children with their mothers. The program has already helped 21 children stay out of foster care.

Our partnership with the University of Regina would see the development of our Conexus head office on College Avenue Campus. For us it's so much more than a building. It's about our members and an investment in the University of Regina, the city, the province and an investment in education. Based on our rich history of supporting our communities and our province, you can be confident we will hold true to our commitment.

The specifics of the building are:

- 80,000 square feet, with 55,000 set aside to meet our immediate business requirements and 10,000 square feet to meet our future needs. About 200 of our corporate services employees would work from this building and it would not include any retail branch space. Currently our corporate services employees are spread out across the city at a number of different locations.
- 15,000 square feet would be used to house a business incubator

The business incubator will be another first for Conexus and a first for Regina focusing on supporting higher education, entrepreneurship and small business owners. Saskatchewan has seen a resurgence of those interested in starting and growing their own small business and Conexus has a history of supporting small business and entrepreneurs in the province. In fact, half of the small businesses in the province are financed by a credit union. The concept design will be built in consultation with the University of Regina Paul J. Hill School of Business, the Centre for Continuing Education, Regina Economic Development, the Government of Saskatchewan and most importantly, with local entrepreneurs.

The site that we propose to develop makes the most sense for Conexus and for College Avenue Campus; providing synergies including an atrium area offering an accessible connection to Darke Hall.

We believe our proposal embodies the spirit and intent of many of the goals and objectives of the Official Community Plan (OCP) in how it will support cultural development, preserve heritage and generate economic development. A positive decision by city council will have a significant impact on enhancing culture and supporting historic places through the financial contributions gained and programming synergies with Darke Hall and the rest of College Avenue Campus. The innovative partnership we are proposing with the University will also help spur economic development with the introduction of a business incubator. Our proposal will further support the downtown by allowing a headquarters to house 200 of our corporate services staff. The high quality design that we are committed to will not only serve Conexus and College Avenue Campus, but also park users and the general public.

Ultimately, for us at Conexus, we want our members to be financially well. What better partner than the University of Regina as we work to educate our members on making great financial choices and building Saskatchewan.

This proposal offers the gift of flexibility by providing up to \$8.25 million for the renewal project. This is beyond the business requirements of our new head office.

We commit to developing a space that is consistent with the design guidelines of the Wascana Centre Authority's Master Plan and heritage design concepts. We fully respect the importance of this special place called the Wascana Park.

Our organization has always been about making impact decisions. In considering a new facility, we have considered 17 sites and frankly speaking, all of which would be easier to complete than this proposal. But for us, we see that we can make a significant business decision that will have maximum impact in our community and create a lasting legacy for all of Regina and southern Saskatchewan. To us, that feels right.

We are all about partnerships and collaboration and making a difference in our communities and in the spirit of a co-operative, we have a commitment to follow through and work with the city, the University, Wascana Centre Authority, park users and others to help meet the vision for College Avenue Campus by helping to create a welcoming, adaptable, and highly functional campus.

We are excited and privileged for the opportunity to work with the university to bring College Avenue Campus back to life. I urge council to support the land contribution request to enable the partnership to move forward.

Thank you for the opportunity to speak and I'll be happy to answer any questions you may have.

Eric Dillon  
Chief Executive Officer

August 24, 2016

Members of City Council,

**Re: Potential City land grant to College Avenue Campus Renewal Project**

I am writing to request permission to present to City Council on August 29<sup>th</sup>, 2016, as part of City Council's consideration of a land contribution to support the University's College Avenue Campus Renewal Project. As part of my presentation, I will provide a verbal summary of the attached submission to City Council members outlining the benefits that will result from the City's contribution of land. Joining me as part of the delegation representing the University will be our Vice President, (Administration), Dave Button.

As part of our submission, I am excited to update you on progress made to further the University of Regina's proposed partnership with Conexus Credit Union. Not only will the partnership contribute up to \$8.25 million to the renewal of our historic College Avenue Campus and save us millions of dollars as a result of synergies with Conexus; it will also help us save a cherished space that greatly enhances our community and University.

We have recently concluded public consultations during which the vast majority of people expressed support for the project. This included two open public forums, a series of targeted consultations with business groups, heritage groups and many others, as well as solicitation of electronic feedback from approximately 25,000 students, faculty, staff, alumni and members of the public. Members of our community articulated a considerable emotional attachment to the College Avenue Campus.

As you know, we need a small section of City land adjacent to College Avenue Campus to proceed with this partnership and ensure that the College Avenue Campus Renewal Project moves forward. Attached is a summary of the proposed partnership and the benefits it will have for our community. Included in this document is background information that contains a summary of the need for renewal, the proposed partnership with Conexus, the results of the public consultations, how the initiative aligns with the goals of our key partners, and a brief outline of the alternatives if we do not act.

The City of Regina and City Council have always proven to be some of the University's most important supporters. Our close relationship and willingness to work together is a strength many universities across the country lack.

As we work through this particular project and all the different variables and concerns that need to be accounted for and addressed, it is important to remind ourselves of the end goal – to save the College Avenue Campus and the programs that rely on it. Together, the City, the University and our partners can restore and enhance a vital hub of education, culture and the arts for the citizens of Regina.

Every year, thousands of people enroll in programs at the College Avenue Campus. Each comes with a story about how his or her life was improved by time spent at the campus. A member of the

Lifelong Learning Centre, located at College Avenue Campus, recently spoke about how the Centre helped her in a time of need:

**“The Centre provided a friendly respite for me in the daily care of my aging mother and the continuous support of my husband through his terminal illness.”**

Another story comes from a young student in the Conservatory of Performing Arts, also located at College Avenue, highlighting how his instructor, Barb Fitzpatrick, helped him:

**“When I was in the hospital with cancer at the age of nine, for almost nine months, she visited and taught me. I played little concerts behind my glass door for the sick kids who walked by the hallway. Playing the cello helped preserve my eye-hand coordination. My memory was affected by the chemo but it came back quicker because of cello.”**

These stories are a powerful reminder of why we are seeking support to help save our College Avenue Campus – to enable it to continue to change thousands of lives.

Thank you for your years of support on this project, and thank you in advance for considering the proposed land grant as a way of protecting and preserving our College Avenue Campus for future generations.

Sincerely yours,

A handwritten signature in black ink that reads "Vianne Timmons". The signature is written in a cursive, flowing style.

Dr. Vianne Timmons  
President and Vice-Chancellor

Encl.

THE

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# COLLEGE AVENUE CAMPUS

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RENEWAL PROJECT

## POTENTIAL CITY LAND GRANT TO COLLEGE AVENUE CAMPUS

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### GOAL

To revitalize and breathe new life into the University of Regina's historic College Avenue Campus by making it the hub of learning and culture for the City of Regina.

### BACKGROUND

For more than 100 years, the College Avenue Campus (CAC) has been a hub of learning and culture for both the University of Regina and the wider community. The long-term vision for College Avenue Campus is to be a leadership and outreach centre, linking community and industry with education, the arts and innovation.

CAC is home to the Centre for Continuing Education which includes the Lifelong Learning Centre and the Conservatory of Performing Arts. Enrolment in these programs is more than 8,000 per year, with learners ranging in age from infants to those nearing 100 years old!

One of Saskatchewan's premier performance spaces, Darke Hall, is also located on the Campus. Built in 1929, it is still heavily used by the Conservatory of Performing Arts and other external groups such as the Regina Folk Festival, Jazz Festival, and Do It With Class Theatre group. The theatre fills a much-needed and important niche, providing a mid-sized (500 seats) performance space not available elsewhere in the city.

The University has concluded a request for proposal (RFP) process seeking a development partner able to support the CAC Renewal Project. The result is a potential partnership with Conexus Credit Union to create a new head office building that would leverage the proposed City land grant to create up to \$8.25 million in direct revenue for CAC Renewal. It will also save millions of dollars more for the CAC Renewal Project through synergies with the proposed Conexus Project. This crucial partnership, however, is contingent on the City donating the land for the purposes of this development.

On August 19<sup>th</sup>, the Government of Canada announced \$27.6 million in funding for the CAC Renewal Project. These funds must be matched by the University. The proceeds from the Conexus partnership are essential to enable the University to fully match the Government of Canada funding.

### THE NEED FOR RENEWAL

CAC needs support now to help enable renewal of CAC for four key reasons:

#### 1. History is at risk of being lost:

- A 2009 study concluded that the CAC has great historical significance and importance to the community. The campus has been further recognized by the Province as holding important heritage value due to its historical, cultural, architectural and contextual significance locally, provincially and nationally. Without renewal, the CAC is faced with diminished capacity until it can no longer be used, putting the historic buildings at risk;



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# COLLEGE AVENUE CAMPUS

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RENEWAL PROJECT

- From a physical and fiscal perspective, the need for support is now. A report from JC Kenyon Engineering concluded that the Conservatory and Gallery buildings “display serious structural damage . . . beyond what is reasonably restorable”;
  - The poor structural condition of these buildings are beginning to negatively impact the structural condition of the adjacent College Building, further underlining the need to demolish the Gallery and Conservatory buildings and begin restoration as soon as possible on the remaining facilities at the CAC.
- 2. A key educational hub is at risk of under-serving a growing community:**
- According to Statistics Canada data, the City of Regina grew by more than 20,000 people between 2011 and 2014, nearly a 10 percent increase in population. At the same time, as a result of the deteriorating facility conditions at CAC, some community services have been moved or reduced. For example, the Johnson-Shoyama Graduate School of Public Policy has temporarily moved to Innovation Place at the main campus as a result of facility issues;
  - Continued deterioration will erode the University’s ability to serve the 8,000 learners per year that rely on CAC. This includes seniors taking lifelong learning courses, employees from across economic sectors seeking professional development, and new immigrants seeking English language proficiency.
- 3. A key cultural hub is at risk of under-serving a growing community:**
- Without significant restoration, Darke Hall will not be able to serve community groups like Jazz Fest, the Folk Festival, or the Do It With Class Theatre Company;
  - Additionally, Regina would not have a premier historic performance venue at the heart of the city, forgoing the economic and community benefits created by having such a 500-seat concert venue and performance space.
- 4. Failure to invest will result in forgoing significant economic benefits:**
- According to Statistics Canada, increased educational attainment leads to lower unemployment and higher income levels;
  - A survey of CEOs and senior business executives in Regina released in May 2016 by Economic Development Regina ranked the availability of post-secondary programs as Regina’s most attractive factor;
  - CAC plays a key role in fostering the above economic benefits, particularly for groups poorly served by traditionally-delivered University programs. Renewal will enable the University to expand this type of programming and better serve this key demographic and the needs of a growing city.

Overall, the CAC is a historic gem in Regina. It is a crucial asset to the community economically, educationally, historically and culturally. It is critical that it be saved.

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# COLLEGE AVENUE CAMPUS

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R E N E W A L   P R O J E C T

## SUMMARY OF THE PROPOSED PARTNERSHIP WITH CONEXUS

The Conexus proposal offers significant benefits to all the community partners involved, as it would add value to the CAC Renewal project, add a partner that is committed to social responsibility, diversity and sustainability, and help create competitive advantages for the University and the City of Regina.

The proposal is to create a new 80,000 square foot environmentally-sustainable LEED quality, three-storey building on the site that would include:

- 55,000 square feet for the Conexus head office, enabling the credit union to centralize 200 of its corporate services staff together under one roof, plus 10,000 square feet to accommodate future growth (building will not include any Conexus retail space);
- 15,000 square feet of business incubator space for small start-up companies, leveraging Conexus and University expertise to help spur economic growth in Regina.

Although there are myriad reasons the Conexus proposal should be supported, the most critical are that the Conexus proposal will result in:

- Up to \$8.25 million in direct financial support for CAC Renewal;
- Significant ongoing revenue for the University, the City and the Wascana Centre Authority, including property tax revenue to the City, and fees to WCA as a result of development and tenancy in the Park;
- Enhanced and shared amenities that help all partners avoid costs and increase services for users of CAC and the Park;
- Millions of dollars in cost avoidance on shared maintenance and utilities like shared heating/cooling infrastructure, shared HVAC systems, loading docks, etc;
- Minimal or no costs to the University to add an atrium and promenade area for Darke Hall, breathing new life into the historic building by making it more accessible, and giving the University new revenue opportunities as owner of Saskatchewan's premier heritage concert venue;
- Greater economic productivity through the creation of a business incubator site for small start up companies, providing the support and mentorship they need to grow;
- Increased support for arts and culture in Regina by adding a valuable community partner in Conexus to the vibrant arts and culture scene supported by CAC programs and activities;
- Potential enhancements to parking in Wascana Centre, particularly on weekdays after hours and on weekends when the park is most used by the citizens of Regina;
- Increase the vitality and activity in Regina's downtown region by keeping Conexus headquartered at the heart of the city.

Most importantly Conexus is the right partner. Committed to both CAC renewal and to enhancing Wascana Centre, Conexus has a demonstrated 80-year history of social responsibility and community investment in Saskatchewan. With 120,000 members and a responsibility for \$7.14 billion in funds, Conexus is a strong and growing company that's structure as a member-based cooperative actively shapes its values and commitment to giving back to the community.

THE  
**COLLEGE AVENUE CAMPUS**  
RENEWAL PROJECT

## **PUBLIC CONSULTATIONS AND PUBLIC ENGAGEMENT**

The University of Regina and the Wascana Centre Authority have both introduced the concept of development on the specific parcel of City land in question through their respective master planning work, including public engagement through the spring and fall of 2015. This included three public meetings and opportunities for input through online surveys.

The partnership with Conexus was developed based on a proposal through a competitive RFP process that highlighted development partnership opportunities west of Darke Hall, east of the College Building and between Darke Hall and the College Building. The RFP was posted publicly and attracted interest from many potential vendors.

On June 11<sup>th</sup> and June 18<sup>th</sup>, the University placed advertisements in the Leader Post to publicize the two open consultation sessions, as well as sending direct email invites to nearly 25,000 students, alumni, faculty, staff and community members.

Approximately 50 people attended the first open consultations session held June 16. A second open consultation session was held June 23 with approximately 60 people attending. The presentations and video from these consultation sessions are available online at [www.uregina.ca/giving](http://www.uregina.ca/giving).

The University also held targeted consultation sessions during June with donors, key community members, general public, staff and users of CAC, heritage groups, Wascana Centre Authority, Regina Chamber of Commerce, Regina Downtown Business Improvement District, CAC users, and more.

To date, none of these consultations has yielded any significant negative feedback. Of the 24 people who registered their opinions by email about the proposed Conexus partnership, only five were completely opposed. Minor concerns that were cited are being considered and incorporated into the joint University/Conexus planning for the development phase. Key takeaways from the process included:

### **Support for the Project Outweighed Opposition**

Feedback received through email, questions and comments at the open consultation session and targeted consultations were generally positive. Stakeholders felt that the partnership with Conexus justified an exemption to WCA land use policy based on the positive impacts in stimulating College Avenue Campus Renewal. It was also widely agreed that such creative financing partnerships are needed given the current fiscal conditions facing Saskatchewan.

### **Concerns were mitigated by the strong reputation of Conexus**

Concerns expressed about the project were largely mitigated by the proposed partner. For example, while there were some who questioned any commercial development in the park, the University received positive feedback from these opponents that partnering with a co-operative was an ideal path if it helped advance the CAC Renewal Project.

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# COLLEGE AVENUE CAMPUS

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## **Few options left for saving College Avenue Campus**

Most participants in this process expressed support for, and in many cases, considerable emotional attachment to, College Avenue Campus. While some expressed concerns, there was widespread understanding that the alternative to a partnership with Conexus may be losing College Avenue Campus altogether. News about the poor condition of the Conservatory and Gallery Buildings underlined this point for many participants. Those who expressed a desire for the project to be completely publicly funded understood that the consequence of waiting for such public funding presents a risk to the ongoing survival of the historic campus.

## **Demolition of the Gallery Building and Conservatory Building underlines urgency of overall CAC Renewal Project**

Demolishing the Gallery Building and most of the Conservatory Building (excluding the front facade) is not our preferred choice; however, a report by JC Kenyon Engineering indicates these buildings are damaged beyond what could reasonably be considered restorable. We are concerned that failure to move forward with the renewal of Darke Hall and the College Building now will result in these buildings also becoming unsalvageable in the next decade or so.

To ensure ongoing communication with interested stakeholders on this issue, the University has created an advisory committee made up of stakeholders from heritage, architectural, cultural and artistic groups.

## **A small number of people expressed concerns about the site chosen for the Conexus development**

All three sites are identified in the University's and Wascana Centre Authority's Master Plans. However, site A offered the greatest flexibility for Conexus and allowed it to directly support the renewal of Darke Hall through the development of a shared atrium, which would include a crush area for events at Darke Hall, provide an accessible entrance and shared utilities/mechanical systems. None of the other sites offered a viable partner for the University, despite being included in the RFP process.

## **Concerns about parking were largely addressed by the University's analysis on excess parking and commitment by Conexus to an underground parkade**

The University committed that there would be no new surface parking developed as a result of the Conexus development. The University cited parking analysis highlighting excess capacity at College Avenue Campus and noted that any excess demand created by Conexus would be accommodated through the development of an underground parkade.

## **The design process should be inclusive**

The partners highlighted that the development will go through design requirements with WCA and its Heritage and Architectural Advisory committees. In addition, Conexus committed to sharing its design with the public once the project moves into the design phase, also indicating they will work with heritage experts to understand the best approach to designing a new building

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# COLLEGE AVENUE CAMPUS

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adjacent to heritage buildings. The new advisory committee noted above will also be part of the ongoing process for getting feedback on the next stage of the various components of the CAC Renewal Project.

## ALIGNMENT WITH KEY PARTNERS

By supporting CAC, our partners will be investing in the educational, economic and cultural vitality of our city. CAC Renewal will advance a number of priorities, including:

- Community priorities chosen by the citizens of Regina as part of the development of the City's Official Community Plan by:
  - Enhancing quality of life, community identity and pride by supporting heritage preservation and investing in the City's arts and culture community; and
  - Fostering economic prosperity by serving learners of all ages, educating new immigrants, offering professional development opportunities, providing space and support for business innovation and mentorship, and cultivating Regina's arts and culture scene.
- Wascana Centre Authority priorities as set out in its mandated commitment to:
  - *The enlargement of educational opportunities*, which would be enabled through a renewed College Avenue Campus;
  - *The enlargement of research opportunities*, something that would be supported by a renewal project that brings the Johnson-Shoyama Graduate School back to College Avenue;
  - *The advancement of cultural arts*, a priority that must include saving Saskatchewan's premier historic concert venue, Darke Hall, and making the upgrades necessary to ensure the Conservatory of Performing Arts survives and thrives;
  - *The improvement of recreational facilities*, such as rejuvenating Darke Hall and the other performance areas of the College Building;
  - *The conservation of the environment* by increasing the energy efficiency of the facilities at College Avenue Campus.
- Provincial priorities as set out in the Government of Saskatchewan's Plan for Growth:
  - Growing and developing Saskatchewan's labour force through expanded flexible learning programs that help serve students poorly served by traditionally-delivered University programming.
  - Increasing Saskatchewan's competitiveness through the creation of a business incubator site for small start up companies, providing the support and mentorship they need to grow.
  - Connecting Saskatchewan to the world by enabling the distance learning opportunities and English-as-a-Second-Language programming led by the Centre for Continuing Education at College Avenue Campus.
  - Building a better quality of life for thousands of seniors that access programming through the Lifelong Learning Centre at College Avenue Campus.

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# COLLEGE AVENUE CAMPUS

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- National priorities set forth by the Government of Canada:
  - Promoting innovation and long-term economic growth by creating a home for the Canadian Institute for Science and Innovation Policy. The Institute will focus on enhancing existing strength areas in science in Saskatchewan, namely energy, digital analytics, bioscience, food security, water security and health.
  - Advancing Canada's climate change and sustainability goals by increasing energy efficiency, integrating sustainability into the design of CAC (equivalent to LEED gold);
  - Increasing capacity and functionality of specialized training facilities to meet industry demands; and
  - Benefiting Aboriginal populations by continuing or expanding existing, and developing new, programming that supports improved educational outcomes for Aboriginal learners.

## ALTERNATIVES

During the June 2016 public consultations, a few people were critical of the University and the community for not having acted in previous years to save the Conservatory and the Gallery buildings. This is a valid criticism, but there is nothing anyone can do now to address the past inaction that left these buildings in a state of disrepair and beyond restorable.

**The alternative now is to invest in restoring the other facilities at College Avenue Campus or condemn them to the same fate as the Gallery and Conservatory buildings.**

The current fiscal situation facing Saskatchewan demands that the University think outside the box on financing this project, rather than waiting for it to be fully publicly funded. The Conexus project helps give the University this flexibility.

**To fail to act, would not just risk the physical buildings, but risk the University's ability to serve thousands of people through the programs at CAC – programs that disproportionately serve vulnerable populations like children and seniors or those social groups not well served by traditional University programming.**





August 29, 2016

To: His Worship the Mayor  
and Members of City Council

Re: University of Regina College Avenue Campus Renewal - City Land Contribution

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Please find attached the letter, Appendix A, from RDBID to City Administration regarding the Finance and Administration Committee Report FA16-29. We request that the letter be included in the Council Package.

While we are in support of the University of Regina's vision for the College Avenue Campus, we fear the inclusion of a commercial office development at this location will set a precedent for further commercial office development within the Wascana Centre Authority property. We urge the City to continue to adhere to the Office Development policy and support the development policies contained in the recently adopted Official Community Plan.

I will be in the audience to answer any questions, if needed.

Thank you,

A handwritten signature in black ink, appearing to read "Judith Veresuk". The signature is fluid and cursive, with a long, sweeping underline.

Judith Veresuk  
Executive Director  
Regina Downtown Business Improvement District



August 19, 2016

Louise Folk  
Director, Development Services  
City of Regina  
2476 Victoria Avenue, Box 1790  
Regina, SK S4P3C8

**Re: FA 16-29**  
**University of Regina College Avenue Campus Renewal – City Land Contribution**

Dear Ms. Folk:

Thank you for the opportunity to comment on this application on behalf of Regina Downtown Business Improvement District (RDBID).

Regina Downtown Business Improvement District continues to support the current office development policies contained in Section D5 of the Official Community Plan. According to the office development policy, the key criteria that must be met to develop office uses outside of the City Core (defined as 4<sup>th</sup> Avenue to the north, College Avenue to the south, Broad Street to the east and Albert Street to the west) include the following:

- Retention of a minimum of 80% of the City's medium and major scale office development within the downtown/central area (between Albert St. and Broad St. - 4th Ave. and College Ave.);
- Not permitting large (major) scale office development (>4000 m<sup>2</sup>) outside of the downtown/central city area, except for situations where the office complements an institutional land-use (e.g. university, hospital);
- Regulating the amount of office development occurring within the suburban context (designated areas called Office Areas identified in the city beyond the downtown/central city area), as follows:
  - Maximum building size is 4000 m<sup>2</sup>;
  - Maximum single user within each building is 2000 m<sup>2</sup>;
  - Maximum of 16000 m<sup>2</sup> within specified Office Areas with phased development of no more than one building per year unless downtown office vacancy rate exceeds 8% in which case no approvals of office uses shall occur in Office Areas until the vacancy rate is below 8%;
- Office Area zone will be created that identifies the appropriate range of office types in order to minimize competition with the downtown;
- Office Area zone will have parking maximums with excess to be located in a structured garage;
- Requiring submission of a market analysis for proposed new Office Areas outside of the downtown/central city area, providing evidence that the proposed new Office Area will not

result in the downtown having vacancy levels above 8% or the downtown/central city area having less than 80% of the City's total medium and major office floor area.

RDBID was a key contributor to the creation of the Office Development policy. We consider this policy to be essential in keeping the City Core the premier employment centre for the City of Regina. While we are in support of the University of Regina's vision for the College Avenue Campus, we fear the inclusion of a commercial office development at this location will set a precedent for further commercial office development within the Wascana Centre Authority property. We urge the City to continue to adhere to the Office Development policy and support the development policies contained in the recently adopted Official Community Plan.

Should you have further questions, please do not hesitate to contact me at 306.359.7573.

Sincerely,



Judith Veresuk  
Executive Director  
Regina Downtown Business Improvement District

Cc      Mr. Steve N. Enns, RDBID Chair  
         Mr. Bruce Anderson, University of Regina  
         Ms. Bernadette McIntyre, CEO, Wascana Centre Authority





Hill Centre I | 2000 - 1874 Scarth Street | Regina, SK Canada S4P 4B3  
T 306.777.0600 F 306.522.4571 | [hillcompanies.com](http://hillcompanies.com)

May 24, 2016

Office of the Mayor  
City of Regina  
PO Box 1790  
Regina, SK S4P 3C8

Dear Mayor Fougere:

We are writing to express our support for the University of Regina initiative to renew its College Avenue Campus.

As you know, the renewal of the historic College Avenue Campus (CAC) including Darke Hall has been on the "to do agenda" of the past five university Presidents (Barber, Wells, Barnard, Hawkins and Timmons); however, it has only been under the leadership of President Timmons that this project has become the number one priority of the University. It should not go unnoticed that previous Presidents and University Boards did not undertake the CAC Renewal because they thought the project was too difficult and complex. Consequently, the buildings continue to deteriorate. However, in recent years, it became apparent to President Timmons and her Board that if the renewal of the CAC did not happen soon, the deterioration of these historic properties would be beyond any opportunity for restoration. As a result, over the past few years, the University has been engaged in both a public information program and a fundraising program that has gained both financial and community support.

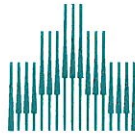
With the recent announcement of the Government of Canada's Post-Secondary Strategic Infrastructure Fund, the University has identified an opportunity for the federal government to fund up to 30 million dollars in support of the CAC Renewal. Any federal support will be matched equally by the University, providing the resources necessary for the CAC Renewal to go forward.

To help meet its financial goal, the University is working with a Regina-based company that, as a result of an open RFP process, is proposing to build a new Head Office on the City of Regina land adjacent to Darke Hall. While this project would allow the University of Regina to lever the value of a potential land donation from the City of Regina to support the CAC Renewal, such a project might be viewed by some as being in contradiction to the primary use of Wascana Park as per the Wascana Centre 2006 Master Plan, and in violation of the City's commitment to have all head office uses located in an identified downtown sector as per the City of Regina's approved Downtown Neighbourhood Plan.

Page 1







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We are writing this letter in support of a single purpose head office being located in Wascana Park. We recommend the City of Regina move forward with the donation of the land to the University.

We believe we are uniquely positioned to provide some context as to why such a project should be supported, given our advocacy in favour of downtown office buildings and our knowledge and experience while working on the Wascana Advisory Committee (chaired by the former City Manager and members of Wascana Centre Authority). Specifically, it is our view that it is time for our community to embrace College Avenue renewal. This can only occur if sufficient funds are raised to secure the future of the project. With the transfer of the land by the City to the University, the University will be able to leverage this land donation to secure funding for the renewal to occur. Also, we are told that this head office user will not build additional office space that will be leased to other commercial users so as to compete with the downtown. In addition, this head office user is committed to be located on this site for the long-term and during this time, will establish a relationship and provide both financial and leadership support to the University to ensure that the CAC and the Darke Hall facility will be of benefit to the City of Regina.

We believe that, on balance, this innovative plan serves the best interests of the community and is consistent with both the City and the Provincial Government's initiatives to encourage the University to build partnerships with the private sector.

Mayor Fougere, while we are certain there are many difficult and complex issues related to such a land transfer, we do believe that this proactive decision demonstrates the City's commitment to this important project that will preserve and protect College Avenue Campus and renew it in a fashion that will greatly add to the University and the City's future for generations to come.

Sincerely,

Mo Bundon



August 18, 2016

Office of the Mayor  
City of Regina  
PO Box 1790  
Regina, SK  
S4P 3C8

Dear Mayor Fougere;

We are writing to you today to lend our support to the proposed Conexus Office project at the College Avenue Campus of the University of Regina. I understand from conversations with Eric Dillion of Conexus that the land lease scenario contemplated between the University and Conexus will allow the University to initiate the long anticipated renewal of the College Avenue Campus.

As a significant property owner in the downtown, approximately 350,000 square feet and 450 parking stalls, we believe that the office zoning bylaws are an important tool to keeping the downtown strong. However we also believe in the value of a renewed College Avenue Campus and that the Conexus project will greatly enhance the ability of the University to accomplish its goals in this renewal. Conexus is a very strong and positive presence in our community and I personally believe that if we do not as a community seize this opportunity it could be some time before another presents itself. We are in favour of the City facilitating the Conexus College Avenue Campus project thru the contribution of City owned land as well as the approval of a one-off discretionary office use approval for the construction of the Conexus Office Building in the area adjacent to Darke Hall.

Should you have any questions or require any further clarifications please do not hesitate to contact our offices.

Yours truly,



Mitch Molnar



## Regina City Council Delegation – Monday, August 29, 2016

RE: College Avenue Campus Land Donation

Good evening ladies and gentlemen, my name is Chad Novak, and I represent the **Saskatchewan Taxpayers Advocacy Group**, which is a grassroots organization proudly standing up for the rights of individual taxpayers. This communication is to address the Official Community Plan Amendment and subsequent land donation by the City of Regina to the University of Regina for use by the Conexus Credit Union for their proposed new head office in Wascana Park.

I am going to address specifically the requested land donation, and ignore the pending demolition of historic buildings, going on the assumption that the University has done their due diligence and have the proper engineering reports to confirm the assertion that certain buildings are “too far gone” to be salvaged. I am very pleased to see the attempt by the University of Regina to utilize as much of the existing structure as possible, which tells me that they have done their due diligence. It’s unfortunate that certain parts of the campus are now “too far gone” to be saved, but that’s an argument that should have been had years ago before they were allowed to get to this point.

Speaking specifically to the requested land donation, I do see benefits to this and I see negatives to it. For me, as a long-time resident of Regina and avid admirer of Wascana Park and all of our green space, I cringe at the very thought of removing any of the abundant green space or trees we have in that park without a very valid reason. I cringe even more when I see perfectly reasonable road infrastructure being negatively impacted without a very valid reason. Yet, nothing makes me cringe as much as the thought of giving something away without much in return.

That is what you are being asked to do here this evening. You are being asked to give away City of Regina land to the University of Regina. Nearly four million dollars worth of land at that. And, what’s worse, you are being asked to donate it so that the University can use it as leverage to obtain some kind of financing/donation by Conexus Credit Union, of which I am a very proud member of, whereas they get a head office built for them in lieu. Further to that, the University wants to use it as leverage to also try to sway the Federal Government to contribute to the Campus Avenue Renewal Project, by showing that the City of Regina is on board with this project.

Thankfully, we can cross that latter statement off now, because the Federal Government confirmed, on August 19, 2016, that it would contribute a substantial amount of money towards this project. This was

prior to any affirmation from the City of Regina of any contribution to the project, financial or otherwise. Therefore, you no longer have to feel pressured, as some would try to do, to approve this land donation to somehow sway the Federal Government to contribute to the project.

I have spent a good amount of time since this was last brought up here earlier this month, researching this project and reviewing the videos of the information nights that the University held on this project. Contrary to what was asserted at the last meeting here, I noted that neither of those sessions appeared to be well attended. Whether this is due to a lack of interest or a lack of advertising, we'll never know. I did note, though, that a very good question was brought up, with very little meaningful explanation by the University or Conexus, as to why wouldn't they consider "Site C" (See Appendix A) as a location, rather than trying to force it into an area ("Site A") that requires a significant amount of landscape changes. The project team's best explanation was that it just "wouldn't work" and that it would "cost millions more" and that it somehow wouldn't "provide synergy" with Darke Hall.

For me, these explanations are very superficial, and really don't provide any credence to the argument as to why they aren't considering "Site C" more, and thus I really have a hard time accepting the need for any extra land for this project. Further to this, when asked why the University needed the full 2.6 Acres, when as you see in the map, they only require a very small portion of that for this project, they explained that it was "just cleaner" to do that. I'm sorry, but when we are talking about millions of tax dollars per acre, the goal should be to minimize the footprint as much as possible. From everything I have researched, it would seem moreso that the University wants to force "Site A" so that it can at least take advantage of the offer that our former City Manager allegedly put on the table for them, being that the City couldn't contribute financially, but most likely through a land donation.

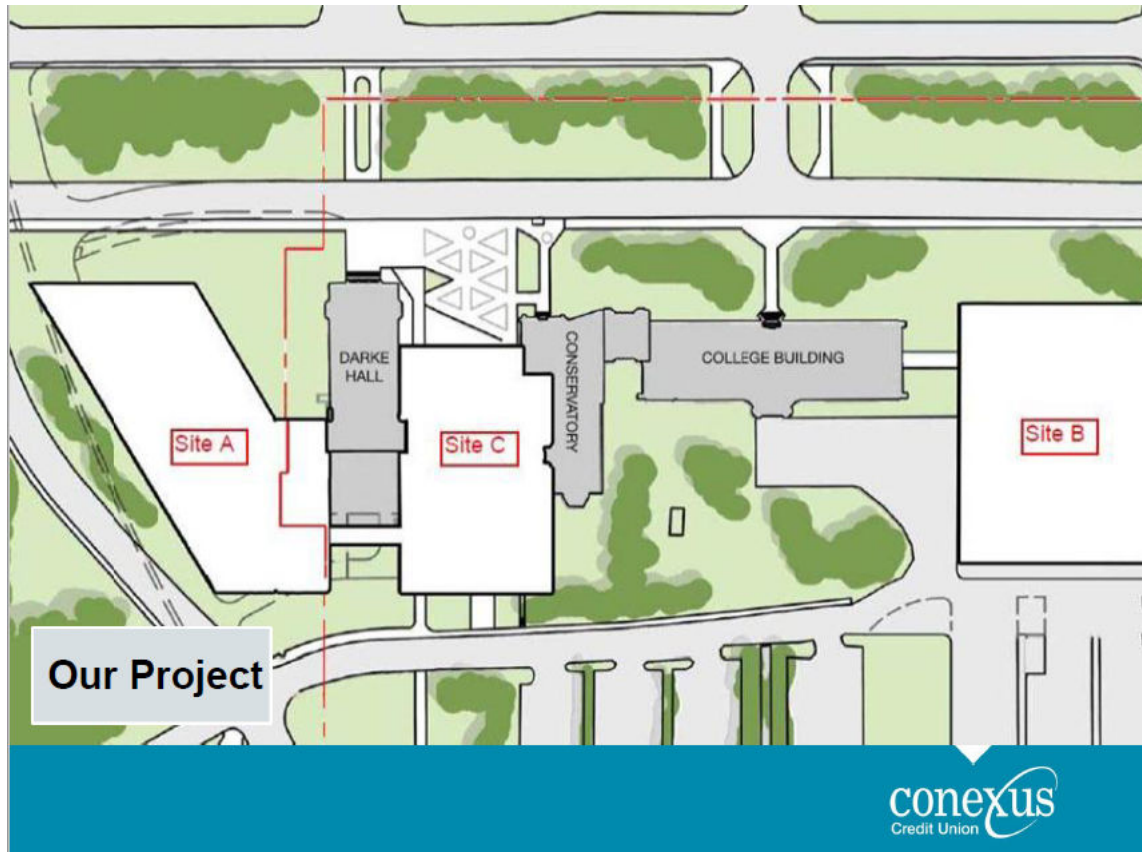
At the end of the day, "Site C" seems to make a lot more sense to me as to a development location. That building is being demolished, and according to the project team, they have no immediate plans for that site. So, it is going to be left as vacant land, while they build a brand new building on the "Site A" land. It just doesn't make sense. The downside, to the University, is that this doesn't enable them to take advantage of the City of Regina's (former City Manager's) generous offer.

One of the benefits that the Executive Committee had noted was the new property taxes from the developed head office for Conexus. However, I have to ask – if the University of Regina is the legal landowner, would they not be exempt from property taxes? If this is the case, that argument is off the table. If it isn't, if the City must contribute something to this project, I would much rather see a temporary property tax exemption (five years?) for any proposed development, than a land donation in the millions of dollars. It wouldn't be detrimental to offer this exemption, as the City doesn't currently receive property taxes from this land anyways.

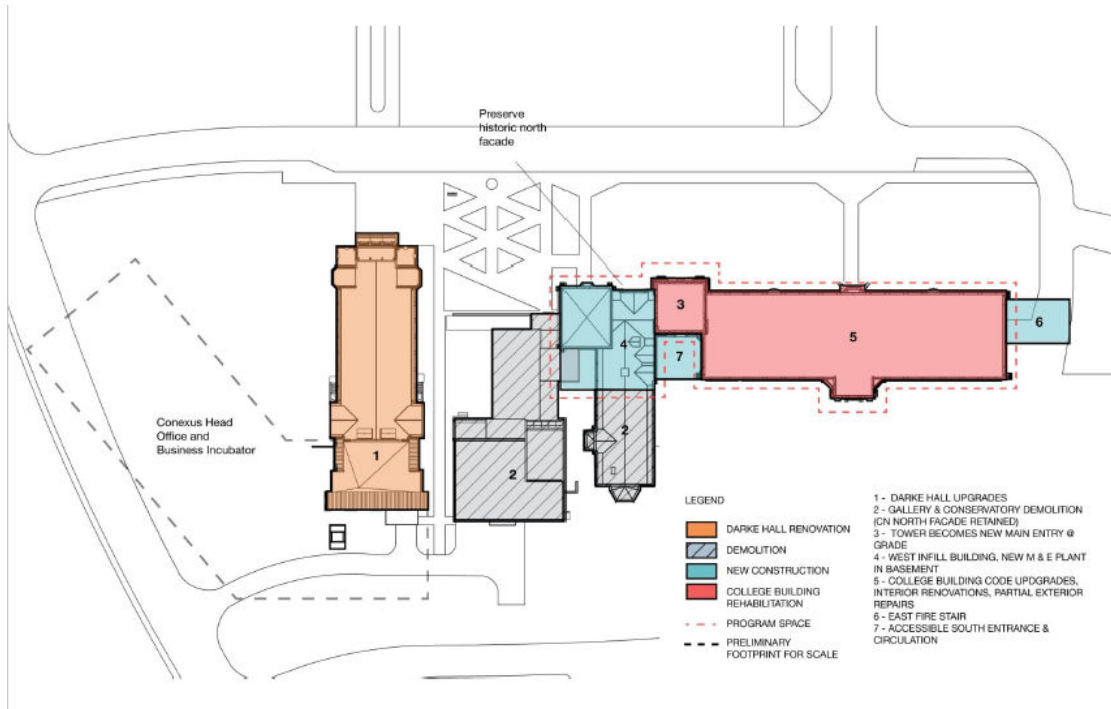
In closing, I would urge you to deny the request for any land donation, and find an alternate way to express the City's support of this project. The land donation is no longer needed to garner support from the Federal Government, so really, any support you offer is simply out of the kindness of taxpayers' hearts and nothing more.

Thank you for your time this evening, and I will gladly answer any questions you may have.

## Appendix A



## Appendix B



# College Avenue Campus Renewal Project – Notes

## PUBLIC CONSULTATION

On June 8, 2016 they made the public announcement that Conexus proposes to partner with the project, with open houses set for June 16 and 23, 2016. Is this really enough time to advertise this proposed development, let alone allow the public to research it and comprehend the complexity behind the proposed development?

## THE GOOD, THE BAD AND THE UGLY

### THE GOOD

- Redevelopment of a historic campus.
- Financial Contributions from Conexus, a community focused co-operative credit union.
- New development in a long-untouched area of the City.
- Increased property taxation from the new development. (Or would it be exempt if the University actually owns it and only leases to Conexus?)

### THE BAD

- The fact that this land is not actually intended for use by the University. Of 80,000 Square Feet building, 65,000 is for Conexus and 15,000 for potential “business incubator tenants”.
- The demolition of heritage buildings or portions thereof.
- The fact that it will effectively cutoff access to the Northern Portion of Wascana Park from the Northern Gateway until such “Lorne Street Realignment” is done.
- The removal of trees and greenspace to make room for this development.
- University “public consultations” were very poorly attended (as per videos).
- Eric Dillon, CEO of Conexus, as per video of Public Consultation, said that the University asked them to use that site, as per the RFP.
- Per Vianne Timmons, in the video, she is asked specifically why Conexus cannot locate on Site B instead of Site A. She talks about cost efficiencies realized with Site A, that Site B couldn’t offer. Site B is a parking lot currently. It sounds as though the reason to select Site A instead of B is moreso to do with grabbing the City’s contribution. “We looked at that so carefully” “Site B would add millions of dollars and wouldn’t provide synergy with Darke Hall”. “Wouldn’t have the money to revitalize Darke Hall.” When pushed, she still couldn’t provide a valid justification or support for these claims.
- City’s contribution should be considered through the WCA and maybe future tax exemptions.
- Vianne Timmons – “It’s just cleaner” to have the full 2.6 Acres, even though the building only uses a small portion of it. REALLY???
- Portrays \$8.25M from Conexus as a donation – but it’s really a lease, not a donation.
- The only respondent to the RFP was Conexus, as per Vianne Timmons.



- No immediate plans for “Site B” and “Site C”, but hope to develop in the future.
- The City didn’t want to offer assistance to the Blue Dot Program to pressure Federal Government to adopt initiatives and rights regarding our environment. Why, then, offer this land to enable the University to pressure the Federal Government and Provincial Government to fund?
- Isn’t the University exempt from property taxes, and thus since the land is owned by the University, would there be any property taxes from this development?

## THE UGLY

- The loss of \$4,000,000 of land that the City of Regina currently owns at no cost.
- Inconsistencies with the City of Regina OCP and the Wascana Centre Authority Master Plan.
- Goes against key master plan for College Avenue Campus Renewal (as per presentation June 2016) of “Maximum building height of 13 metres – average height of mature tree canopy” and “Compatible new infill development following the site planning patterns of existing buildings”.
- Sounds as though the primary driver of the request for the land donation is only for funding leverage and that the University feels that the City “should contribute” to “it’s” University.
- Previous lack of upkeep on buildings make them unsound for restoration. The good thing is that I can see the desire to preserve heritage by doing what you can to restore Darke Hall and the other buildings and design code for new to complement existing heritage buildings.

## QUESTIONS

- Is demolition scheduled to happen regardless of outcome of land donation/Conexus proposal?
- What buildings/parts of buildings are set to be demolished, and which are set to be preserved?
- Why is the Conexus proposal necessary for the Campus Renewal? Is it money? The building?
- As this land donation is primarily for the development of Conexus Head Office, and not actually for the University’s primary benefit, why should City taxpayers be on the hook for nearly \$4 MILLION in land donated?
- What are the detailed plans for the “Lorne Street Realignment”, and how much greenspace is going to be sacrificed for this project? Is the Wascana Pool in jeopardy in any way?
- Why was the University offering land that wasn’t even theirs for this project? It’s suggested within the RFP back in January 2016. If they weren’t referencing this particular land, I’m curious as to which land they were referring to, and were the proponents offered choices of the lands they want to partner up with?

## RFP DETAILS

### College Avenue Campus - Development Opportunity

#### Synopsis:

The University of Regina is seeking responses to this Request for Proposals (RFP) from builders or developers for development at College Avenue Campus. The University of Regina is interested not only in parties that can demonstrate that they have the capacity and experience to build a high quality product, but who can also show a commitment to integration with Wascana Centre with innovation and

heritage considerations in design. The University of Regina is seeking to identify parties interested in all or portions of three potential development sites.

Through this Request for Proposals the University of Regina seeks to identify and select qualified parties that the U of R may negotiate with to take a long term land lease for the purpose of development. Ownership of the land will remain with the University through a long term land lease for the use of the building(s) proposed. Determine the type of development that will fit best with the overall vision for the College Avenue Campus, and identify terms and conditions that would govern any resulting agreement(s) including the financial arrangement

This RFP is intended to identify appropriate commercial land uses that will display synergy with the College Avenue Campus that could include office, educational, cultural or artistic functions. Developments along the College Avenue Campus are governed by The Wascana Centre Act and development concepts will need to go through proper information sharing and approvals with the City of Regina and Wascana Centre Authority.

All financial contributions from development agreements will contribute directly to capital costs for the College Avenue Campus Renewal project.

Additional Information:

This procurement is subject to the MASH Procurement Agreement, Annex 502.4 to the Agreement on Internal Trade and the New West Partnership Agreement.

Documents not available for download, to obtain documents;

Please direct enquiries to Issuing Office:

Supply Management Services  
University of Regina  
3737 Wascana Parkway  
Rm 146 College West Bldg  
Regina, SK S4S 0A2  
Phone: (306) 585-4126  
Jim Woytuik  
Email: [jim.woytuik@uregina.ca](mailto:jim.woytuik@uregina.ca)

Competition Type: Request for Proposal

Public Opening: No

Competition Documents:

This competition is closed.

August 29, 2016

To: His Worship the Mayor  
and Members of City Council

Re: University of Regina College Avenue Campus Renewal - City Land Contribution

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**RECOMMENDATION OF THE FINANCE AND ADMINISTRATION COMMITTEE  
- AUGUST 2, 2016**

1. That the City of Regina provide support to the “Building Knowledge – The College Avenue Campus Renewal Project” (Project) by way of a real property contribution and that the transfer to the University of Regina of a 2.6 acre parcel of land, being a portion of Surface Parcel 153228034, NW 18-17-19-2 Ext 239, be Approved on terms and conditions as generally set out in this report and specifically including the following conditions:
  - a. The City of Regina shall be satisfied that the details of the development proposal and related land use(s) included in the Project support community wide objectives and are consistent with *Design Regina: The Official Community Plan Bylaw No. 2013-48*.
  - b. The University of Regina shall have engaged the public in relation to the Project.
  - c. Wascana Centre Authority shall have provided written consent to the transfer pursuant to *The Wascana Centre Act*.
  - d. The University of Regina shall have provided the City of Regina with confirmation of financial support for the Project from the Provincial and Federal governments in a form satisfactory to the City of Regina.
  - e. The University of Regina shall enter into a Municipal Servicing Agreement to ensure that any third party occupants of the property, exclusive of space that is used exclusively by the University of Regina, are liable for property taxes or otherwise agree to make payments comparable to property taxes in consideration of the land contribution.
  - f. Approval of a plan of proposed subdivision shall have been received by the City of Regina to create title to the subject lands, in a form approved by both the University of Regina and the City of Regina, and including adoption of any required bylaws or approvals for any street closures and new right of way dedications as may be necessary to accommodate the proposed development.
  - g. Construction of the Project in accordance with the approved development proposal shall have commenced within one year of the date of the transfer, unless such date is expressly agreed to be extended by the City of Regina, failing which the City of Regina may require that the University of Regina transfer the lands back to the City of Regina.
2. That the City Manager or designate be authorized to finalize the remaining terms and conditions of the legal Land Contribution Agreement and a Municipal Servicing Agreement.
3. That the City Clerk be authorized to execute the Land Contribution Agreement and a Municipal Servicing Agreement in a form approved by the City Solicitor.

*FINANCE AND ADMINISTRATION COMMITTEE – AUGUST 2, 2016*

The following addressed the Committee:

- Dave Button and Nelson Wagner, representing the University of Regina
- Eric Dillion, representing Conexus Credit Union
- Don Black, representing himself
- John Hopkins, representing Regina & District Chamber of Commerce
- Bernadette McIntyre, representing Wascana Centre Authority
- Chad Novak, representing Saskatchewan Taxpayers Advocacy Group

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

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

The Finance and Administration Committee, at its meeting held on August 2, 2016, considered the following report from the Administration:

RECOMMENDATION

1. That the City of Regina provide support to the “Building Knowledge – The College Avenue Campus Renewal Project” (Project) by way of a real property contribution and that the transfer to the University of Regina of a 2.6 acre parcel of land, being a portion of Surface Parcel 153228034, NW 18-17-19-2 Ext 239, be Approved on terms and conditions as generally set out in this report and specifically including the following conditions:
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2. That the City Manager or designate be authorized to finalize the remaining terms and conditions of the legal Land Contribution Agreement and a Municipal Servicing Agreement.
3. That the City Clerk be authorized to execute the Land Contribution Agreement and a Municipal Servicing Agreement in a form approved by the City Solicitor.
4. That this report be forwarded to the August 29, 2016 meeting of City Council to allow sufficient time for advertising of the required public notice pursuant to *The Cities Act*.

## CONCLUSION

When considering the sale of any City of Regina (City) land, the Administration normally ensures that the land is made publicly available. In this case, the subject land is proposed to be transferred to the University of Regina (University) at less-than-market value without being offered for sale publicly. The University approached the City with a proposal requesting the City contribute the subject land in support of the Project. In response, the City, the University, as well as, Wascana Centre Authority (WCA) have agreed in principle to the terms and conditions of a land contribution as outlined in this report.

The University intends on developing this site for an office building. The building is proposed to be 3 stories in height of approximately 80,000 square feet to be leased primarily for head office space. The proposal includes a business incubator space, potentially space occupied by the University and an atrium that will provide access to the renovated Darke Hall. A contribution of City-owned land at less-than-market value, in consort with funding from Conexus, the Government of Saskatchewan and the Government of Canada, facilitates revitalization of College Avenue Campus, which will benefit the growth of our city.

## BACKGROUND

In 2013, the University approached the City seeking a contribution to demonstrate support for Building Knowledge – The College Avenue Campus Revitalization Project (the Project). The University requested financial support or a donation of land, in lieu of cash, or a similar contribution. The University indicated to City officials that a contribution of this nature would demonstrate the City's support for the project and demonstrate to the Government of Saskatchewan the community's support of a revitalized College Avenue Campus.

WCA has the jurisdiction as the planning approval authority for lands within Wascana Centre. Recently, both WCA and the University ratified renewed master plans for their respective lands. WCA bylaws and these master plans are the regulatory frameworks that are used by WCA to make decisions about land use and development in Wascana Centre.

As the City has no regulatory authority or jurisdiction regarding planning oversight or approvals for developments proposed on this land, the conditions under which the land is transferred is the primary avenue to ensure future use is consistent with broad community interests as defined in the *Design Regina: The Official Community Plan Bylaw No. 2013-48 (OCP)*.

In early discussions, the Administration advised the University that City Council approval is required for any disposition of City-owned land that has not been publicly offered or is sold at less-than-market value. City Administration also identified a number of conditions for the University to address prior to the Administration advancing a recommendation related to the contribution request.

The conditions outlined by the Administration included:

1) *Appropriate Land Use*

The City must agree on an appropriate land use that supports community wide objectives and maximizes revenue for the University's redevelopment project. Specifically, the land use must be consistent with planning policy (OCP), community development objectives and ultimately present a development that is compatible with the College Avenue streetscape and complements the heritage character of the College Avenue Campus.

2) *Public Consultation*

Consistent with good planning practices and legislative frameworks, the City indicated to the University that the public needs to be consulted on the University's Project prior to consideration by City Council. Wascana Centre is highly valued by the community and any significant change to the current nature of the park will be subject to much public interest.

3) *WCA Approval*

Prior to disposing of land in Wascana Centre, approval must be granted by WCA as per *The Wascana Centre Act*.

4) *Support from Government of Saskatchewan and Government of Canada*

Consistent with City past practice related to providing tax supported contributions to community projects, the City has asked the University to demonstrate financial commitments from both the Government of Saskatchewan and Government of Canada prior to considering a sale of land at less-than-market value.

In December 2015, the University advised the City that they were proceeding with issuing a Request for Proposals (RFP) to solicit development proposals for College Avenue Campus which include City land. The University released the RFP in January 2016 and advised the City in the spring of 2016 that they had one compliant bid and they wished to proceed with a contribution of City land.

In June 2016, the University announced a proposed partnership with Conexus and initiated a public engagement process for the development of College Avenue Campus on City land. The partnership would see Conexus develop on the City land requested by the University. In turn, the University would receive a donation of \$8.25 million for the Project from Conexus, as well as achieve benefits for conservation and redevelopment of Darke Hall through the Conexus development.



## DISCUSSION

As the City has no planning oversight for this development, the focus for City Council consideration is the satisfaction of the conditions outlined in the background section of this report and a proposed contribution of City land to the University in support of the Project.

### University of Regina Response to City Conditions

The University has responded to the City conditions. The sections that follow provide an overview of the University's response and the Administration's analysis.

#### 1) *Appropriate Land Use*

##### Development Proposal

The University has provided information about the proposed Conexus development to the Administration. The proposal includes the development of an 80,000 square foot Class A office building on City land. The target for occupancy is 2019 with the following proposed land uses:

*10,000 square feet for office space for Conexus community partners:* Conexus is proposing to provide space for a number of community partners in the proposed development.

*55,000 square feet for office space including a proposed joint atrium:* Conexus is proposing to bring its 200 Regina-based corporate services employees together under one roof in this development. Included in the 55,000 square footage is a joint atrium which is proposed to serve both the Conexus building and Darke Hall. It is anticipated that food services may be offered in the atrium. The atrium would be available as gathering space for Darke Hall events. The joint atrium may enable the University to leverage the Conexus development for cost avoidance by providing an atrium which was originally proposed for the College Avenue Campus Building.

*15,000 square feet for a business incubator:* Conexus envisions the incubator as a hub of activity where aspiring entrepreneurs and early stage companies can interact with Conexus staff and other professional for guidance. The incubator creates unique opportunities for partnerships between the private sector, the University, as well as, community and economic development organizations.

##### Analysis

The Administration's analysis of the proposal is based on the City conditions provided to the University and alignment with policies contained in the OCP. In its assessment, the Administration has considered the proposal in the broader policy framework of the OCP in achieving community priorities.

The proposed development contributes to a number of community priorities and achieves some specific OCP policy goals, however the proposal also does not meet other OCP policy goals. The primary discrepancy is related to Land Use and the Built Environment, specifically, policy objectives related to Office Development compared to Cultural and

Economic Development policy. Although the proposal does not align with the City's current Office Development policy, it does adhere to City's Cultural and Economic Development policy.

a. Land Use and Built Environment: Office Development

The policy objectives support the Downtown as the City's primary business centre. If the City had regulatory authority for planning oversight for this development, the current development proposal would be classified as a major office building located outside of the Downtown/Central City Office Area. The proposal is conceptual and through the design process, the land use within the 80,000 square feet building may change as the concept is refined. Depending on the use in the building, the Administration acknowledges that the category may change from major to medium office development.

The City's current policy objectives do not allow for medium or major office development outside of the Downtown/Central City Office Area, except in a few contexts. The proposed development is located on the south side of College Avenue and, as a result, is outside of the physical area where the City policy would allow for office development.

The policy objectives also allow for office development associated with and located adjacent to a major institutional area (e.g. university, hospital) or civic use. While there is not a direct association with the proposed office use by Conexus and the University's institutional operations, the proposal contemplates synergies and shared services that would support institutional operations. In addition, Conexus is proposing offering a number of shared amenities that would enhance College Avenue Campus and benefit its community of users and Wascana Park users as well. This could include:

- Atrium.
- Café.
- Lunchroom.
- Washrooms.
- Lounge with internet access.
- Loading dock.

In addition to identifying locations for medium or major office development, the policy objectives also addresses floor space and vacancy rates in Downtown/Central City Office Area when contemplating office developments. When vacancy rates for medium and major office development in Downtown are higher than 6.5%, medium office development in Office Areas or Urban Centres is precluded. As of January 2016, Avison & Young is reporting a combined office vacancy rate of 8.25% (combined competitive and non-competitive) in Regina, which is expected to peak at 9% by the end of 2016. In terms of floor space, the policy objectives state that 80% of office floor space is to be retained in the Downtown/Central City Office Area. If the proposed development proceeds, the City anticipates that 82% of office floor area would be retained in Downtown/Central City Office Area. This takes into account the proposed development which will also see Conexus not enter into leases for approximately 25,000 square feet of office space in Downtown/Central City Office Area.

b. Culture: Support Cultural Development and Cultural Heritage

College Avenue Campus is the University's historic home. The University states that "it is a collection of highly intact historic buildings reflective of the early importance placed on education in Regina. The College Building (1911-1912), Girls Residence and Tower (1914-1916) and Darke Hall (1929) are the remaining legacy of a larger early 20<sup>th</sup> Century educational landscape established on the north shore of Wascana Lake, south of Regina's downtown and with sight lines of the Provincial Legislative Building."

The University has indicated that it is their intention to revitalize the Campus for a second century of use by the citizens of our community and the province. The University plans to preserve and upgrade its historic structures, transforming the campus into a vibrant and accessible centre for learning while honouring the legacy created by the citizens of Regina who were its founders. The University has committed that revitalization efforts will respect the current College Avenue streetscape, the heritage character of College Avenue Campus and historic Wascana Park. Wascana Centre has jurisdiction for heritage matters within the Authority.

c. Economic Development: Economic Growth and Generators

The inclusion of a business incubator in the proposed development meets OCP policy objectives aimed at cultivating entrepreneurship and supporting economic generators through partnerships. This is viewed as an innovative opportunity to link entrepreneurs with community resources including University programming especially in the areas of leadership and business.

The Administration asked the University to demonstrate how a contribution of City land would maximize revenue for the University's Project. If the University was in receipt of the City land being requested, the University indicated the City contribution would be leveraged as follows:

- Conexus would develop the land at their cost, plus provide a contribution of \$8.25 million to the University's Project. In addition, it is anticipated that significant cost avoidance for elements of the University's Project (both at Darke Hall and the College Avenue Campus Building) could be achieved.
- Conexus would provide other revenue streams to the University to support sustainability including fees for rental of classrooms/theatre and through the rental of 100 University surface parking spots.

Currently the City is not collecting municipal property taxes on the land. Provided the land is sold to the University, the Administration estimates annual revenue of approximately \$160,000.

Although the development proposal does not align with the Office Development policy, it is aligned with several OCP policy objectives related to supporting Cultural Development and Cultural Heritage, as well as, Economic Development. Overall, the development proposal is an example of an innovative opportunity to leverage partnerships to protect cultural and historic places; and, supports economic development through business incubation. The community benefit achieved related to culture, heritage and economic development has led the Administration to consider broad community benefits that could be achieved through an exception to the Office Development policy for this proposal.

The Administration views the proposal as contributing positively to the renewal of the College Avenue Campus which is an iconic and important part of Regina's built heritage. The development proposal facilitates partnership based funding which contributes to the overall conservation of College Avenue Campus through a combination of preservation, rehabilitation and restoration that will ensure the integrity of the building envelopes and structures, will upgrade all services to a contemporary level and improve energy efficiency throughout. New additions will be designed in a contemporary manner, recognizing their historic context while remaining sympathetic and distinguishable from a design perspective. This will maintain and enhance the College Avenue streetscape and heritage character of the College Avenue Campus.

## 2) *Public Consultation*

On June 8, 2016, the University initiated a public engagement plan which was accepted by both WCA and the Administration as fulfilling the requirement under WCA's planning process and the City condition for public engagement.

The University's public engagement plan included:

- Two open public engagement meetings (June 15 and June 23) at the Education Auditorium at the University.
- Advertisement in *The Leader-Post* informing the public about the public meetings and how input can be provided.
- Targeted meetings with key stakeholders.
- Notification to nearby residents, tenants and property owners.

## 3) *WCA Approval*

Approval in principle, for the transfer of land between the City and University, was granted by WCA on June 23, 2016. Prior to disposing of land in Wascana Centre, approval must be granted by WCA as per *The Wascana Centre Act*. Such approval will be provided for and be required to be acknowledged by WCA within the proposed Land Contribution Agreement.

## 4) *Support from Government of Saskatchewan and Government of Canada*

The University is an important cultural and economic asset to Regina and Saskatchewan. It is a major employer and brings students in from across Canada and around the world. The OCP supports the identification and leveraging of opportunities building on cultural and economic assets. The University's proposal and the partnership between all levels of government in moving forward presents a significant opportunity to leverage this cultural asset, achieve economic spinoff and overall net economic gain for the community.

In 2016, the University submitted funding applications to both the Government of Saskatchewan and Government of Canada for the Project. The applications are currently being reviewed by both levels of government. In anticipation of a successful result, the City has proceeded with preparing this report for consideration. When considering requests to support projects that achieve community benefit, the City typically considers making contributions when financial commitments are provided by the Government of Saskatchewan and Government of Canada.

#### Land Contribution Agreement between the City of Regina and University of Regina

In 2015, the University engaged the Administration in discussions about how the University's request for a City contribution of City-owned land could be advanced. The City and University have agreed to the following as conditions of the sale:

- 1) *Concept and Land Use Planning and Approvals*: The University will proceed with development and revitalization of the College Avenue Campus in compliance with *The Wascana Centre Act*, the WCA Master Plan and the University's Master Plan. WCA is the regulator and steward and the University must secure all planning approvals from WCA prior to proceeding with the Project.
- 2) *City Land Grant to University within WCA Jurisdiction*: 2.6 acres of City-owned land is being considered as a proposed City contribution of City-owned land in exchange for \$1. The proposed parcel is shown in Appendix A.

a. Details of the City contribution include:

Subject Property: Portion of NW 18-17-19-2 approximately 113,260 square feet

Consideration: \$1.00

Possession Date: Closing Date, which shall be determined based on the timing of subdivision approval and other conditions precedent

Closing Date: Within 30 days of City Council approval and meeting all conditions of sale.

Other Conditions: Purchaser is responsible for costs of proposed plan of subdivision application, any required road closures, any road realignment.

A Municipal Servicing Agreement is required that will require the University (or its third party occupants/tenants of the property), exclusive of space that is used exclusively by the University, to be liable for property taxes or for payment of comparable amounts in consideration of the land contribution. This agreement will also be required to provide for any other municipal infrastructure or servicing that the development requires to be provided by the City.

3) *Conditions of Development in Area of or Adjacent to Land Grant:* A number of parameters for future development have been set to ensure there is shared understanding and commitment about the following:

- a. The University is responsible for the cost of any additional or changes to existing City infrastructure required to directly or indirectly support the development.
- b. The University is responsible for costs of ensuring an access from College Avenue to Wascana Drive is maintained, as well as access/egress from Wascana Pool. Any realignment is subject to WCA Board approval and must meet WCA engineering and architectural standards.
- c. The historic site line from the Provincial Legislature to City Hall will be maintained through the protection of a corridor that is 288 feet wide.
- d. Future buildings adjacent to College Avenue will honour historic Wascana Park, the heritage character of College Avenue Campus, the College Avenue streetscape and historic set back requirements. Oversight of this is governed by WCA.
- e. Future development on University land is to address parking in a manner that is consistent with WCA's core mandate and respects use of Wascana Pool, along with University buildings.
  - i. The University recognizes the significance of a proposed City land grant and agrees to work with the City and WCA, in its role as regulator/steward, to discuss parking solutions and cooperate to maximize the use of existing parking. If additional parking is needed, the parties agree to negotiate a cost neutral shared parking agreement.
  - ii. Parking solutions to service future development are to be as much as possible underground. WCA may consider allowing surface angle parking similar to in front of other buildings on College Avenue.

4) *Operations and Maintenance in Area of Land Grant:* The University is responsible for all ongoing operations and maintenance of the land once the land ownership is transferred, and is subject to WCA oversight and stewardship.

### Next Steps

The Administration will work with the University to formalize the Land Contribution Agreement and ensure that all conditions are met, including confirmation of funding from both the Government of Saskatchewan and Government of Canada and entering into a Municipal Servicing Agreement. The land contribution is conditional upon the University preparing, applying for and receiving approval for a new proposed plan of subdivision that creates the parcel to be transferred.

The proposed land contribution will also require the following approvals prior to the City land being able to be transferred to the University:

- 1) A plan of subdivision will need to be prepared and approved to create title to the parcel that is proposed for transfer from the larger land area owned by the City.
- 2) Any impacted roadways will need to be closed and consolidated and new road dedication provided for any proposed realignment as required to accommodate the proposed development.

Approval of these matters and adoption of any requisite bylaws are within the authority and jurisdiction of the WCA pursuant to *The Wascana Centre Act*.

## RECOMMENDATION IMPLICATIONS

### Financial Implications

The City Administration had a third party appraisal completed on the land in July 2016. The fair market value of land within WCA is appraised at \$1.5 million per acre. Based on this estimate, the value of a potential City contribution of 2.6 acres of land is approximately \$3,900,000.

A Municipal Servicing Agreement is required that will ensure the occupants of the property development on City-owned land sold to the University, exclusive of space that is used exclusively by the University, are liable for property taxes. Based on 2016 property rates and information provided by the University, the Administration estimates annual revenue to the City of approximately \$160,000.

It is anticipated that if the City sells land to the University, the City's annual operating grant to WCA would marginally decrease. The annual operating grant is calculated using a per acre charge as per *The Wascana Centre Act*. The City would see a decrease in its total land holdings in Wascana Centre by 2.6 acres.

### Environmental Implications

The land proposed to be sold at less-than-market is green space and under the jurisdiction of WCA. The development proposal may trigger the removal and replanting of a small number of trees and a road alteration within Wascana Centre. All approval processes related to these matters are governed per *The Wascana Centre Act*.

### Policy and/or Strategic Implications

The Administration has assessed this proposal for alignment with policies contained in the OCP. The following policies in the OCP are relevant to the proposal:

#### Land Use and Built Environment

- Supporting Historic Places, cultural and civic resources and events.
- Requiring medium office and major office to locate inside the downtown except for the conversion of designated heritage buildings or the development of new medium office buildings in the Warehouse District, located within the Downtown/Central City Office Area and the development of medium office and major office buildings associated with and located adjacent to a major institutional area (e.g. university, hospital) or civic use.
- Consider impacts of alterations, development, and/or public realm improvements on or adjacent to a historic place to ensure heritage value is conserved.



#### Parks, Recreation and Open Space

- Co-locate or cluster parks and open space, where possible, with Activity Centres or other community resources.

#### Culture

- Building partnerships and work collaboratively with community groups, other levels of government, and the private and voluntary sectors to encourage cultural development opportunities and conserve historic places.
- Considering cultural development, cultural resources and the impact on historic places in all areas of municipal planning and decision-making.
- Identify, evaluate, conserve and protect cultural heritage, Historic Places, and cultural resources to reinforce sense of place.
- Considering the cultural heritage value in the acquisition, disposal, upgrading and development of City-owned property and open space.
- Leverage and expand funding, financial incentive programs and other means of support to advance cultural development, cultural resources and conservation of historic places.

#### Economic Development

- Encourage innovative options to support and incubate new entrepreneurs and commercial ventures.
- Maximizing potential linkages and leveraging special economic assets such as Innovation Place, the Global Transportation Hub, Regina International Airport, the University, other special lands and land uses with high linkage/spinoff potential.

#### Other Implications

The governance of Wascana Centre, including land use and development within the WCA's boundaries, are set in Provincial legislation. *The Wascana Centre Act* sets the regulatory framework and identifies the University, the City and the Province of Saskatchewan as participating parties. Each participating party currently owns land within Wascana Centre's boundaries and participates in the WCA governance structure (e.g. Board of Directors, Strategic Planning Committee, as well as various Advisory Committees).

Under the Act, all participating partners can sell land to another participating partner, provided approval is granted by WCA. WCA is the regulator and steward for all land within its boundaries. All participating parties must secure all necessary use and planning approvals from WCA prior to proceeding with development plans. The proposal would be subject to WCA zoning application and approval processes.

#### Accessibility Implications

None associated with this report.

#### COMMUNICATIONS

Public engagement activities for the Project are the responsibility of the University and WCA.

Public notice of this land disposition will be provided as required pursuant to section 102 of *The Cities Act*.

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

DELEGATED AUTHORITY

The recommendations in this report require City Council approval.

Respectfully submitted,

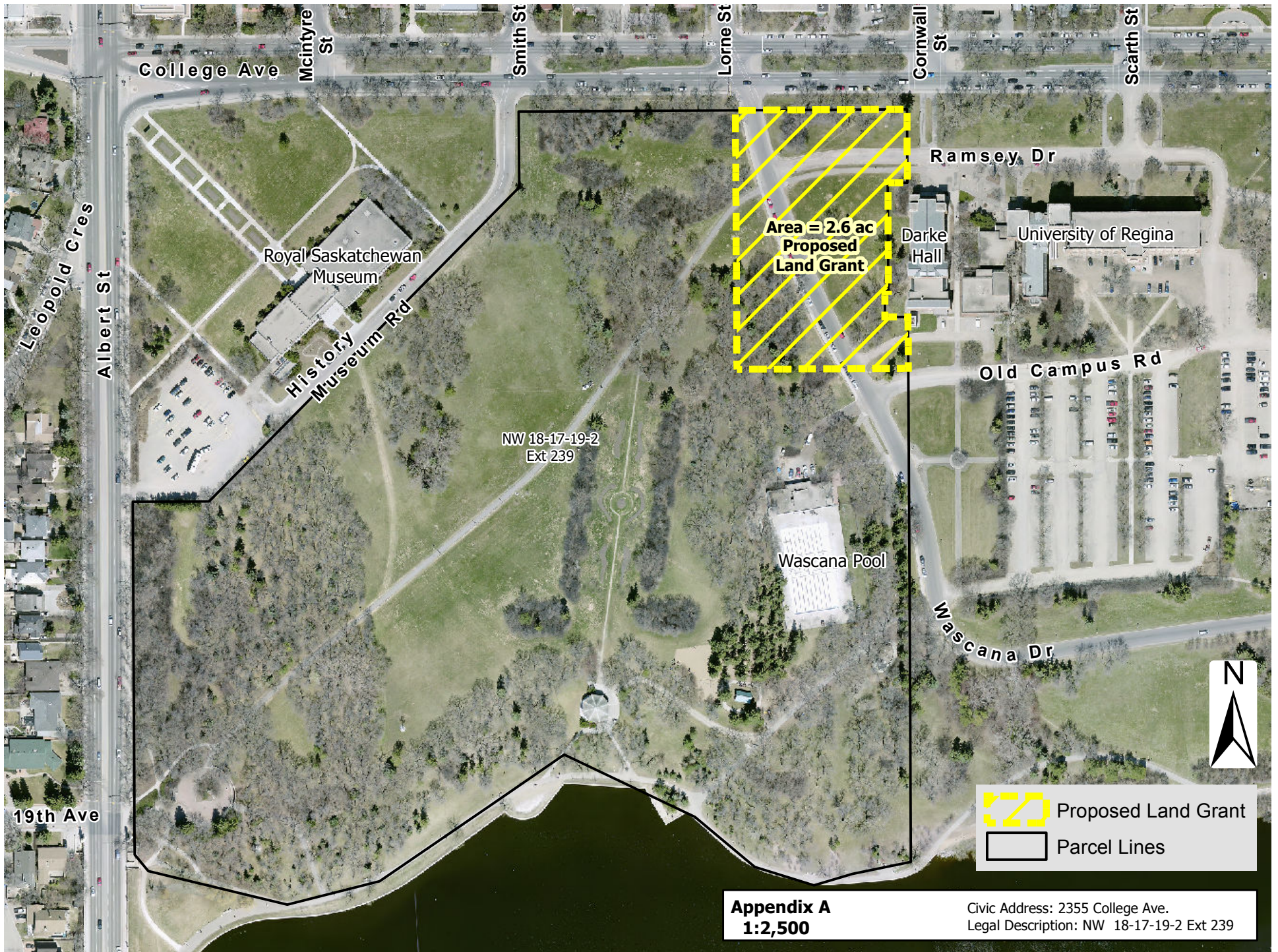
FINANCE AND ADMINISTRATION COMMITTEE

A handwritten signature in black ink, appearing to read 'Ashley Thompson', followed by a horizontal line.

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Ashley Thompson, Secretary





**Appendix A**  
**1:2,500**

Civic Address: 2355 College Ave.  
Legal Description: NW 18-17-19-2 Ext 239



August 29, 2016

To: His Worship the Mayor  
and Members of City Council

Re: 2016 Citizen Nominee for the Regina Public Library Board (RPLB)

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**RECOMMENDATION OF THE EXECUTIVE COMMITTEE  
- AUGUST 10, 2016**

1. That Starla Grebinski be appointed to the Regina Public Library Board effective September 1, 2016 to December 31, 2016.
2. That this member continue to hold office for the term indicated or until their successor is appointed.

*EXECUTIVE COMMITTEE – AUGUST 10, 2016*

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

Councillors: Bryon Burnett (Chairperson), Sharron Bryce, John Findura, Jerry Flegel, Shawn Fraser, Bob Hawkins, Mike O'Donnell and Barbara Young were present during consideration of this report by the Executive Committee.

The Executive Committee, at the **PRIVATE** session of its meeting held on August 10, 2016, considered the following report from the City Clerk:

RECOMMENDATION

1. On behalf of the Nominating Committee, it is recommended that a citizen member be appointed to the Regina Public Library Board effective September 1, 2016 to December 31, 2016.
2. That this member continue to hold office for the term indicated or until their successor is appointed.
3. That this report be forwarded to the August 29, 2016 meeting of City Council.

CONCLUSION

The RPLB requires a citizen nominee to fill a current vacancy in the membership of the RPLB.

## BACKGROUND

Pursuant to Sections 13 to 20, of *The Public Libraries Act, 1996*, the process for filling vacancies on City boards, commissions and committees has been initiated. The purpose of this report is to facilitate the nomination of a citizen representative to the Regina Public Library Board for 2016.

## DISCUSSION

The following information is provided on activities that have been carried out in preparation for the consideration of 2016 Regina Public Library Board nomination.

### **A. Citizen Nominees:**

1. An advertisement inviting interested citizens to apply for a position on Regina Public Library Board, was placed in the Leader Post May 7 & 14, 2016. The deadline for applications was noted as May 18, 2016.

### **B. Process for Determining Nominees:**

The Regina Public Library Board was provided with all the candidate information for those who applied for the vacancy. The Nominating Committee met with the Executive Director of the Board to review the 8 applications received by the City Clerk's office through the advertising process.

The terms of the citizen members are appointments up to two years in length. Mr. Jerven Weekes tendered his resignation from the Regina Public Library Board, effective April 19, 2016.

## RECOMMENDATION IMPLICATIONS

### Financial Implications

None with respect to this report.

### Environmental Implications

None with respect to this report.

### Strategic Implications

None with respect to this report.

### Other Implications

None with respect to this report.

### Accessibility Implications

None with respect to this report.

COMMUNICATION PLAN

All applicants will be notified, in writing, of the outcome of their applications.

DELEGATED AUTHORITY

The recommendations contained in this report require City Council approval.

Respectfully submitted,

EXECUTIVE COMMITTEE

A handwritten signature in black ink, appearing to read 'Erna Hall', written in a cursive style.

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Erna Hall, Secretary

\mrt

August 29, 2016

To: His Worship the Mayor  
and Members of City Council

Re: Debt Status Report and Debt Limit Considerations

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**RECOMMENDATION OF THE FINANCE AND ADMINISTRATION COMMITTEE  
- AUGUST 2, 2016**

That the Chief Financial Officer be authorized to make application to the Saskatchewan Municipal Board (SMB), under section 133(1) of *The Cities Act*, to maintain a debt limit for the City of Regina in the amount of \$450 million beyond December 31, 2016.

*FINANCE AND ADMINISTRATION COMMITTEE – AUGUST 2, 2016*

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

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

The Finance and Administration Committee, at its meeting held on August 2, 2016, considered the following report from the Administration:

RECOMMENDATION

1. That the Chief Financial Officer be authorized to make application to the Saskatchewan Municipal Board (SMB), under section 133(1) of *The Cities Act*, to maintain a debt limit for the City of Regina in the amount of \$450 million beyond December 31, 2016.
2. That this report be forwarded to the August 29, 2016 meeting of City Council for approval.

CONCLUSION

The Annual Debt Report (Appendix A) is used to provide information regarding the City of Regina's (City) debt profile. This report describes the selected indicators used to inform debt-related decisions which can identify areas that require enhanced and careful monitoring, if necessary. The debt report also shows the methods in which the City's consolidated debt is assessed to arrive at a decision of its reasonableness and affordability as of December 31, 2015. The report shows that the City is in a strong, stable financial position as it relates to debt. All benchmarks and targets that are modelled after best practices, have been maintained and are projected to be maintained for 2016.



The City received an AA+ credit rating with a stable outlook from the rating agency Standard & Poor's in May 2016. This rating along with comparisons to other cities and the performance ratio indicators used in this report, shows that the City is in a sound position as it relates to current and future debt projections. While debt has increased due to investments in large capital projects (Stadium and Waste Water Treatment Plant (WWTP)), the thoughtful and planned approach taken by the City has allowed for a continued balance on financial measures.

The current debt limit for the City is \$450 million, which is in effect until December 31, 2016. Application must be made to SMB prior to this date to have the limit changed or remain in effect for a period beyond this time frame. On average, most cities maintain a debt limit that is double that of its outstanding debt. Currently, the City of Regina is using 60% of its debt limit with limited increases to this over the next five years. The recommendation is to maintain the current debt limit (\$450 million) as this will serve to be adequate given the City's current and planned future debt projections.

## BACKGROUND

The City's Debt Management Policy requires the Director of Finance to provide an annual report to Council on the status of City debt in the context of its debt limit and debt ratios to help determine the reasonability and affordability of debt. The purpose of this report is to submit the Annual Debt Report for information purposes and also provide authorization to Administration to apply to the SMB in regards to the City's debt limit outside of December 31, 2016.

The City of Regina last received approval from the SMB in July 2013 to have its debt limit increased to \$450M. At that time, the SMB put the limit in effect until December 31, 2016 and noted a requirement to reapply for a period starting January 1, 2017. The Annual Debt Report is included as Appendix A and indicates the City continues to have results within the identified targets and benchmarks putting it in a great position for future financial viability and success.

Section 25 of the *Regina Administration Bylaw* outlines the authority under which the city operates its Debt Management Policy.

*The Cities Act* specifies that the SMB has the authority to establish a debt limit that a city may incur. City Council has the authority to issue debt within this limit as per *The Cities Act*.

## DISCUSSION

### Debt Limit

The City is required to apply to The SMB for any changes wanted and/or needed on its current debt limit as well as reapply to maintain the limit prior to December 31, 2016. A resolution from Council along with detailed financial information, must be submitted for evaluation and consideration by the SMB. Based on the analysis in the Annual Debt Report of our current and projected five year future financial state, maintaining our current debt limit of \$450 million will be sufficient.

### Annual Debt Report

The Annual Debt Report provides details on the current and projected debt of the City. With work already completed on the City's Financial Policies Framework and the development of fundamental pieces of a long range financial plan, planned and sustainable debt issuances continue to be maintained. The City uses a conservative approach in issuing debt and will continue to mainly reserve debt for large capital projects, such as the Stadium and WWTP.

The City's consistent and strong credit rating of AA+ with a stable outlook, reflects a strong commitment by the City to fiscal planning through positive budgetary performance as well as strong financial management.

Key highlights from the debt report include:

- The total debt outstanding for 2015 is \$272 million (60% of debt limit);
- The projected debt for 2016 is \$296 million (66% of debt limit);
- Maintaining the current debt limit of \$450 million from SMB will continue to allow for future flexibility; and
- All financial ratios fall within policy targets at current and projected debt levels.

The current condition of the City's assets presents a potential significant risk which, if not mitigated appropriately, could increase the reliance on debt financing. In the absence of thorough asset condition information, there is a risk that one or more assets could deteriorate or even fail, resulting in a reduction in service levels to citizens and the need to take on unplanned debt to address the failure. To address this risk, additional information is being collected through Asset Management and numerous Master Plans are being created so there is a planned and sustainable approach to address these deficiencies.

In comparison to its peers across the Prairie Provinces, the City of Regina is in a good position relative to the management of its debt. While debt has increased over the last two years, this has been consistent with the plan for funding major capital projects. With the peak of major increases in debt concluding in 2016, the City will continue to see stable and consistent financial ratios at a new normal that compares very favorably to internal policy targets and its peers.

### RECOMMENDATION IMPLICATIONS

#### Financial Implications

The analysis completed by Administration and presented in the attached report, is intended to ensure that all debt issuances and obligations are affordable and allow the City to meet its current and future needs as per the criteria identified in the Debt Management Policy. For 2015, the analysis of the debt ratios indicate that the City's current debt is reasonable and affordable.

The repayment of external debt and the related interest costs are budgeted for in the annual operating budget of the Utility and General Operating Funds. The external financing requirements for the Utility Fund are accommodated within the financial model and funded through incremental water rates. As debt is planned for General Capital requirements, the resulting principal and interest payments are included in future operating budgets.

It is important to note that the recommendations in this report do not result in any new debt being issued or approved. As new debt is considered in the future, it will require additional City Council approval. For each new debt issue, Administration will review and analyze the financial capacity to service new debt as part of the decision making process. Also, it is important to note that City Council always retains the ability to adjust mill rates and utility rates to accommodate new debt servicing requirements from time to time.

#### Environmental Implications

None related to this report.

#### Policy and/or Strategic Implications

Periodic reviews of debt levels and related policies are required to ensure the City's debt is effectively managed. The current Debt Management Policy and other financial policies were recently reviewed and updated in conjunction with the development of a long range financial plan for the City. This report and debt limit application approval fall within the Debt Management Policy statements.

#### Other Implications

If the SMB does not approve our request for the specified debt limit of \$450 million, the City will need to enter into further discussion on a limit that would be approved prior to the expiry of December 31, 2016.

#### Accessibility Implications

None related to this report.

#### COMMUNICATIONS

There is no public notice required for the application to the SMB to approve the City's debt limit beyond December 31, 2016.

Public Notice will be required for actual further debt borrowings by section 101 and 102 of *The Cities Act* and Bylaw 2003-8.

#### DELEGATED AUTHORITY

The recommendations in this report require the approval of City Council.

Respectfully submitted,

FINANCE AND ADMINISTRATION COMMITTEE



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Ashley Thompson, Secretary

# **2016 Annual Debt Report**

**For the Year Ending December 31, 2015**

**Contact: June Schultz, Director of Finance**

**Prepared By: Chelsey Berrecloth, Risk Management Advisor**



## **BACKGROUND**

The City of Regina maintains and follows a Chief Financial Officer approved Debt Management Policy with authority under section 25 (k) & (l) of the *Regina Administration Bylaw, Bylaw No. 2003-69*. The debt policy provides formal guidance regarding authorities, debt structural features, target debt ratios and other conditions and strategies related to the use of debt. This policy reinforces the commitment by the City to manage its financial affairs in a manner that will minimize risk and ensure transparency while still meeting the capital needs of the city.

In addition, the City's Financial Policies Framework establishes proper and effective financial management and control to the day-to-day activities of the City. It sets out principles and benchmarks to help guide administration in making recommendations to Council on decisions related to debt issuance. The framework, which is being used as the foundation in the development of the long range financial plan, will place the City's finances on a sound and sustainable footing so that financial, service and infrastructure standards can be met without resorting to unplanned or excessive increase in rates, fees and service charges or disruptive cuts in services.

## **DEBT OVERVIEW**

The City funds a variety of programs and services as well as invests in infrastructure to support these programs and services. While programs and services are funded from revenues generated through property taxes, user fees and grants from other levels of governments, investments in capital assets are funded from reserves, development charges and debt.

The City uses a traditional approach in issuing debt. Debt is not issued for ongoing operating expenditures but is mainly reserved for large projects, such as the stadium and waste water treatment plant. In this way, the City maintains the overall objective of the use of debt to:

- smooth the effect of spending decisions on property taxation and user fees;
- finance unexpected/emergency spending requirements; and
- enhance liquidity.

To date, these strategies have benefited by providing consistently strong credit ratings. Positive and strong credit ratings, as determined by credit rating agencies reflect the City's debt management ability and provide the following benefits:

- facilitate borrowing and competitive rates for the City;
- enable more access to debt; and
- provide increased negotiating power with lenders.

Various strategies are employed to assess the trends, costs and affordability associated with the current and projected debt including the use of policies, established debt limits and ongoing monitoring of various ratios. Debt ratios are often used to assess a governmental unit's debt

burden and debt trends. The affordability of debt is examined annually using the City's debt limit and three measures, including:

- 1) Debt Interest Payment Ratio;
- 2) Debt Service Ratio;
- 3) Tax-and-Rate Supported Debt Ratio.

Typically, the City borrows simple types of debt with fixed term and fixed scheduled payments, similar to a mortgage. In securing debt, the City tries to find the most favourable interest rate and negotiates the loan period.

*The Cities Act* specifies that The Saskatchewan Municipal Board (SMB) has the authority to establish a debt limit a city may incur. City Council has the authority to issue debt within this limit as per *The Cities Act*.

The analysis contained in the report is based on consolidated financial information and includes the following entities: City of Regina, Regina Downtown Business Improvement District, Regina Public Library, Economic Development Regina, Regina Warehouse Business Improvement District, Buffalo Pound Water Administration Board and Regina Exhibition Association Limited (REAL).

## **ANALYSIS**

### **CREDIT RATING**

Standard & Poor's (S&P) affirmed the City's credit rating of AA+ with a stable outlook in May 2016. In affirming the City's credit rating, S&P identified the following strengths:

- Exceptional liquidity
- Very strong economy, stable growth and budgetary performance/flexibility
- Very predictable and well-balanced institutional framework
- Strong financial management with capable and experience administration

A credit rating of AA+ is considered very high and signals that the City is a low credit risk. Therefore, access to capital markets and favourable interest rates would be relatively more available to the City compared to organizations with lower credit ratings.

S&P noted that the City's credit rating could decrease only if there is material erosion in Regina's economy, or a sustained large capital expenditure program putting pressure on budgetary performance, debt and liquidity. While the 2013 and 2014 credit rating reviews indicated that the large pension deficit was a risk to the City's credit rating, work completed by Administration to address the issue has changed the risk and impact to the organization. The changes agreed to in 2015 and implemented in 2016 have resulted in S&P noting that the current pension liabilities no longer pose a material risk to the City's credit profile.

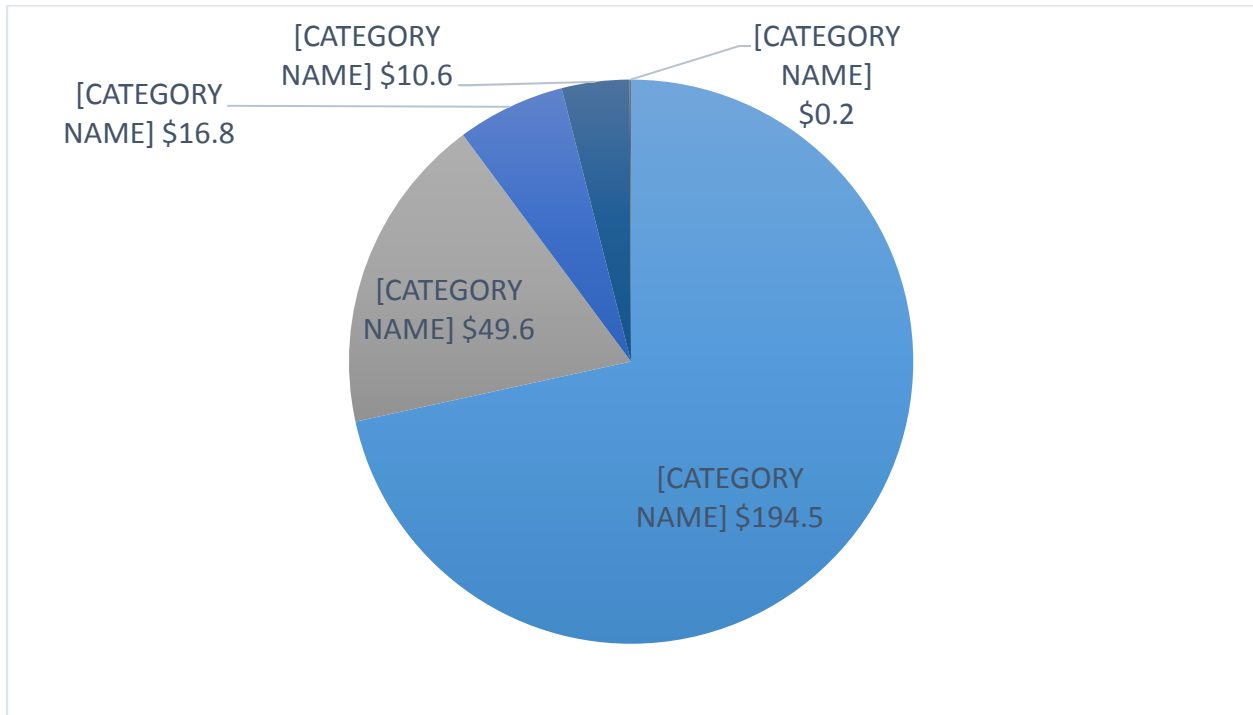
### **DEBT LIMIT AND DEBT BALANCE**

The City's current debt limit approved by SMB is \$450.0 million which expires on December 31, 2016. An application will be made to SMB prior to the end of 2016 to have the City's debt limit maintained at the current level. Keeping the debt limit at the current level will continue to allow the City to be proactive in the management of planned future debt while maintaining flexibility to continue making decisions for the future. On average, most cities maintain a limit double that of its outstanding debt. This allows for adequate flexibility and management from both Council and Administration.

As of December 2015, the total outstanding debt for the City was \$271.7 million. This debt is made up of multiple issuances relating to general and utility capital funding, major projects funding and debt of subsidiaries. There was no new debt issued in 2015.



**Graph 1: 2015 Consolidated Debt by Type**

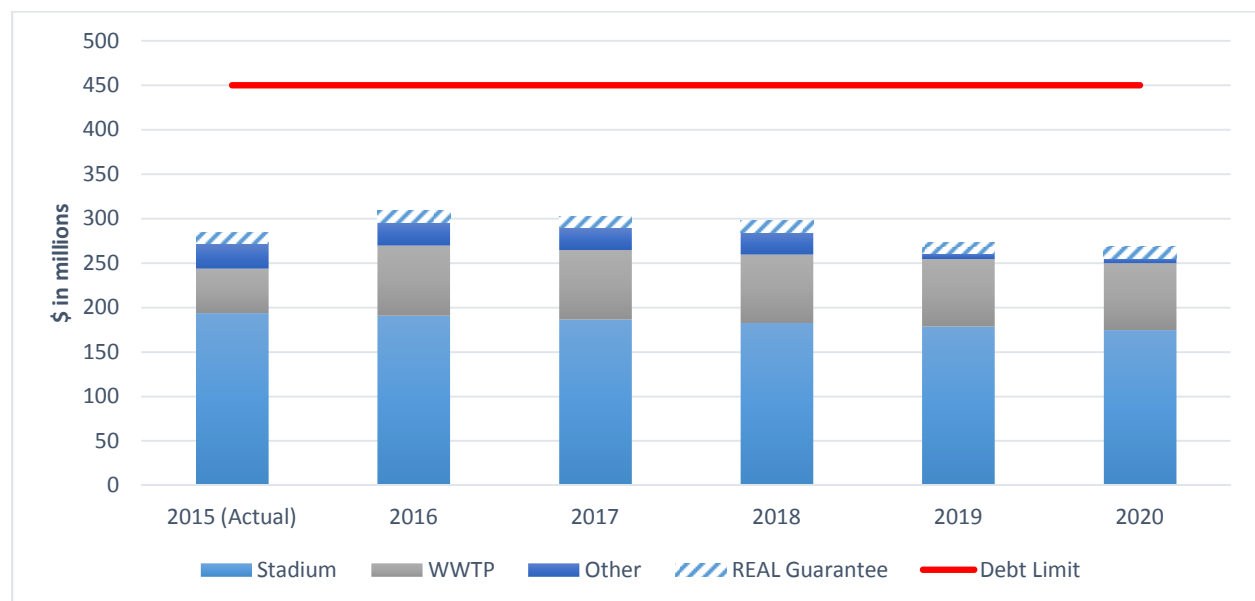


#### **DEBT PROJECTION**

The graph below shows the current level of debt and the projected debt out to 2020 while being cognizant of our debt limit. The increases in the five year projection include known debt amounts that will be realized upon completion of the Waste Water Treatment Plant (WWTP) and place holders of \$2.5 million per year from 2017-2020 as identified in the 2015 General Capital Budget funding sources.

With no significant changes projected to increasing our overall debt level, the City is well within its limit and will continue to make payments, decreasing the amount owing as scheduled. The debt balance is expected to peak in 2016 at \$295.6 million with the increase being primarily attributed to the WWTP. This will put the City at 66% of the debt limit used in 2016.

**Graph 2: Consolidated Debt Projection for 2016-2020**



In March 2015, Council granted approval to REAL to issue up to \$13.0 million in debt (CR15-23). At the end of 2015, REAL had slightly less than 2% of this amount outstanding (included in other). However, this guarantee does count against the City's debt limit and while no amounts are included in the current projections, the guarantee amount has been added as a place holder. If REAL was to fully utilize their approved debt, the City would be using 69% of its debt limit in 2016.

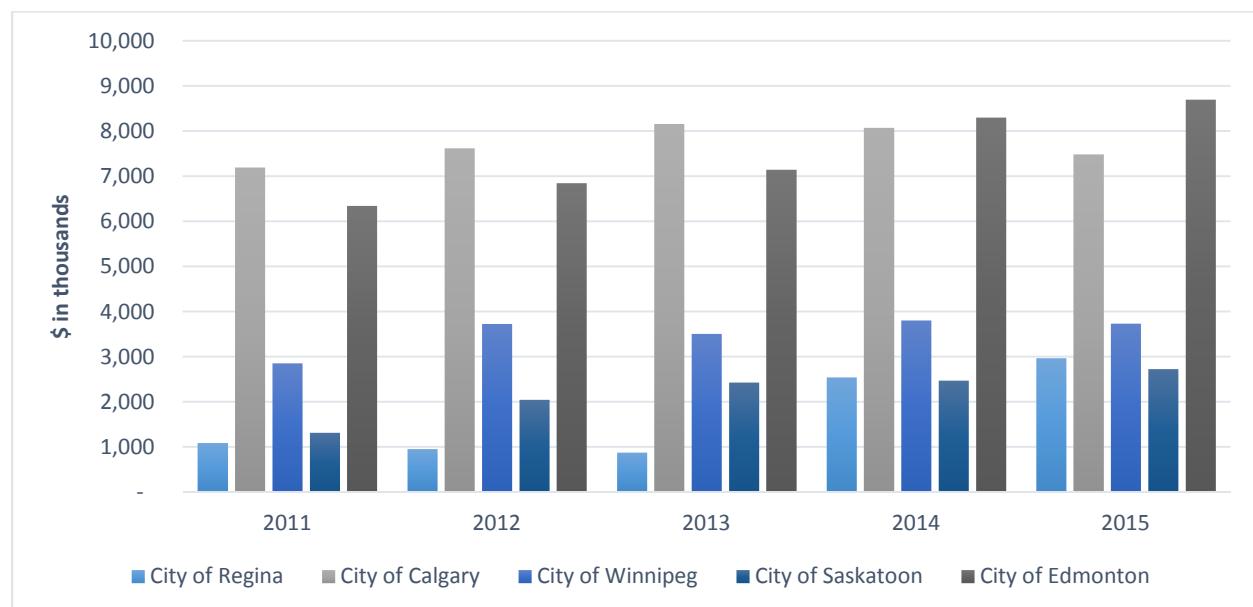
### **MUNICIPAL DEBT PER HOUSEHOLD**

The total debt per household measure is simply a way of describing the City's debt relative to the size of the community. It is not reflective of the amount residential taxpayers will be required to contribute toward repayment of debt principal.

In the past few years, the City has taken on debt to fund a number of large capital projects. The City has and continues to be conservative in the issuance of debt and the debt level has historically compared favourably to those of other Western Canadian cities.

Municipal debt per household averaged around \$1,000 during 2011-2013 prior to the issuance of the stadium debt which brought it up to \$2,546. The increase in debt for the waste water treatment plant during 2015 has increase the ratio to \$2,975. The chart below compares the City's debt per household from 2011-2015 to that of other cities in the prairies. The City of Regina maintained a rate below \$3,000. In comparison, the City of Saskatoon is the only prairie city that has a slightly lower amount over this period. Total debt would have to increase to \$365 million for the City's municipal debt per household calculation to reach levels of \$4,000.

**Graph 3: Municipal Debt per Household Comparison**



## DEBT INTEREST PAYMENT RATIO

*Calculation: Consolidated Debt Interest / Consolidated Revenues*

The debt interest payment ratio (financial flexibility) measures the percentage of the City's total revenue that is used for debt interest payments. It is a measure of the degree to which an organization can change its debt and still meet its existing financial and service obligations. The more an organization uses revenues to meet the interest costs of past borrowing, the less that will be available for current program spending.

This is a key indicator used by S&P, with a benchmark of 0% - 5% being the desirable range. Through the City's debt management policy, a target of 2.5% or less has been set and will be used for monitoring, reporting and future debt considerations.

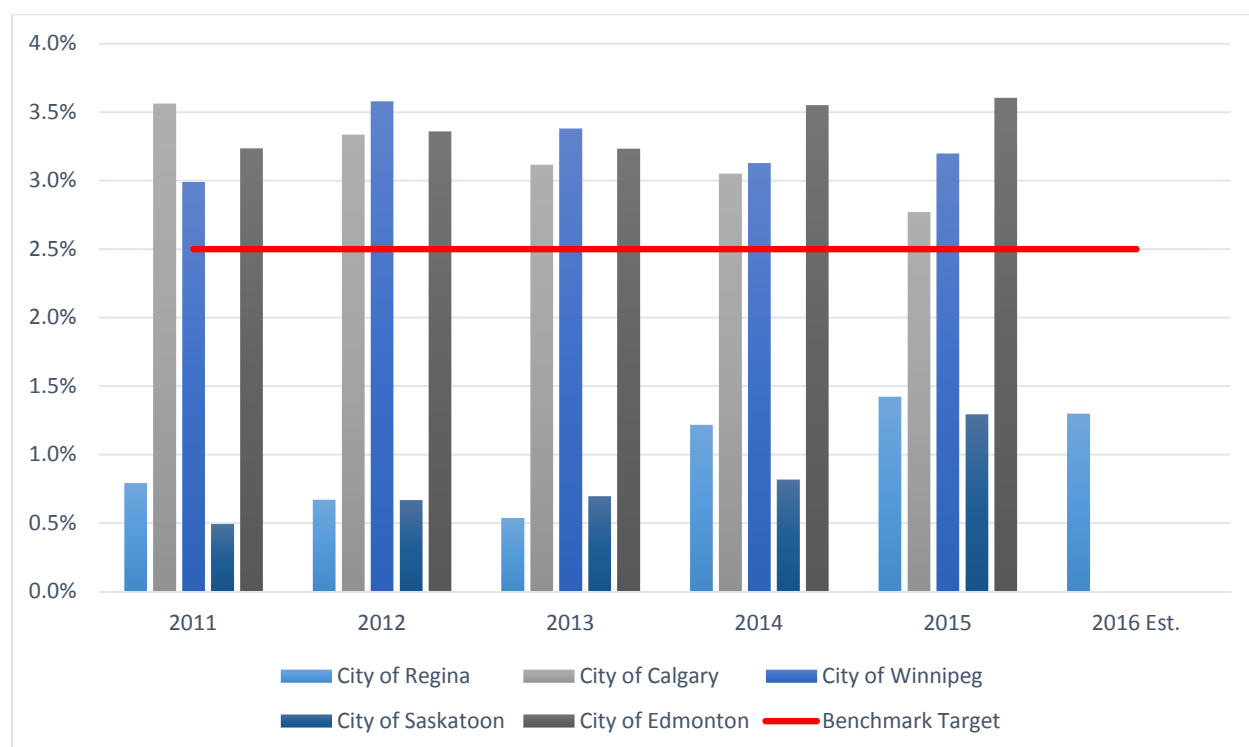
The City's debt interest payment ratio has remained stable over the past several years at levels between 0.5% - 1.2%. This ratio decreased steadily from 2011 – 2013 and increased to 1.2% in 2014 which is directly correlated to the debt issued for the Stadium. The ratio saw a slight increase to 1.4% in 2015 due to the WWTP, but is projected to be 1.3% in 2016.

	2011	2012	2013	2014	2015	Est. 2016
Debt Interest Payment Ratio	0.79%	0.67%	0.54%	1.22%	1.42%	1.30%

Graph 4 below indicates that the City has a low debt interest payment ratio in comparison to other prairie cities, with the City of Saskatoon only having a lower ratio since new debt relating

to the stadium and WWTP came online. Several factors influence this ratio such as interest rate(s) payable and consolidated municipal revenue levels.

**Graph 4: Debt Interest Payment Ratio Comparison**



## DEBT SERVICE RATIO

*Calculation: Consolidated Debt Interest & Principal Payments / Consolidated Revenue*

The debt service ratio measures the percentage of revenue which is required to cover debt servicing costs (interest and principal payments). This ratio indicates the amount of total revenue that is being used to service the municipality's debt. A high debt servicing ratio indicates that there is less revenue available for providing services.

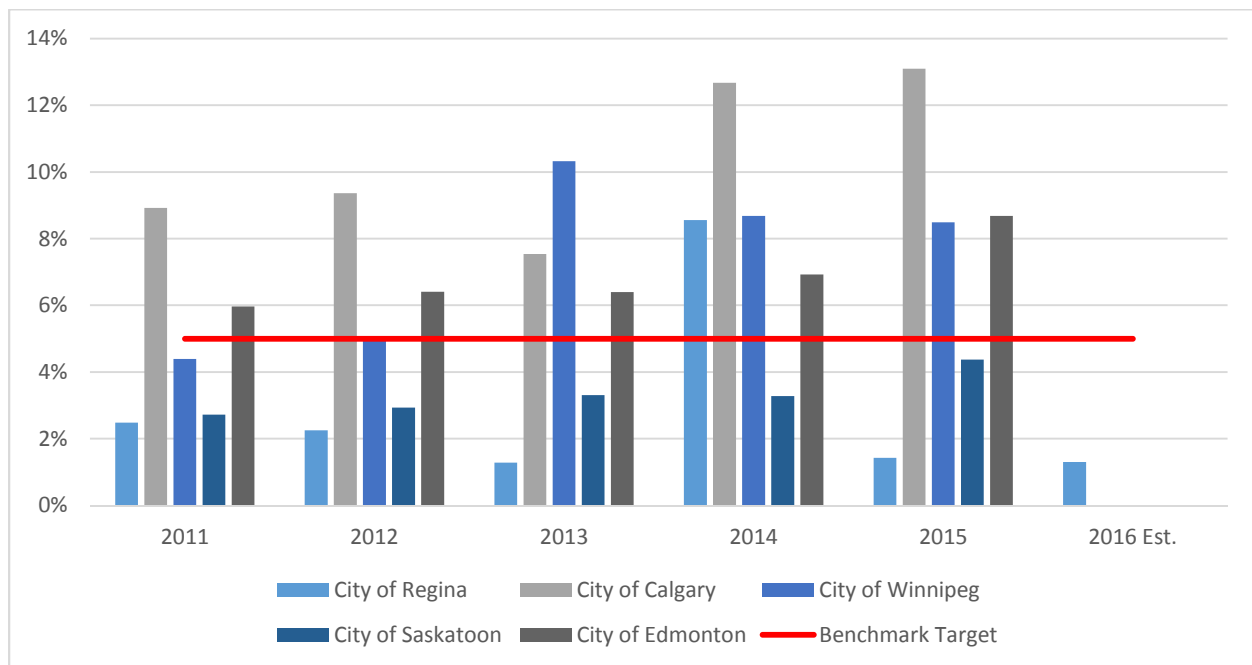
This is a key indicator used by S&P when assessing the overall debt burden of a municipality. A ratio in excess of 10% is seen to be where debt servicing costs tend to crowd other operating priorities out of the budget. Through the City's debt management policy, a target of 5% or less has been set and will be used for monitoring, reporting and future debt considerations.

The City of Regina's debt service ratio was 2.3% at December 31, 2015 and is within the benchmark range. From 2011-2013 the ratio fluctuated slight in the range of 1.3% - 2.5% with a large spike in 2014 at 8.6% due to a balloon payment on Utility debt. This spike did not affect the credit rating analysis as it is an infrequent occurrence. The ratio is projected to remain flat into 2016 at 2.2% as debt service costs are similar to levels in 2015 while revenues are projected to increase slightly.

	2011	2012	2013	2014	2015	Est. 2016
Debt Service Ratio	2.49%	2.25%	1.28%	8.56%	2.31%	2.15%

Compared to other prairie cities, the City of Regina debt service ratio is lower as presented in graph 5 below. Several factors influence this ratio such as the term of debt obligations, interest rate(s) payable and consolidated municipal revenue levels.

**Graph 5: Debt Service Ratio Comparison**



## TAX AND RATE SUPPORTED DEBT RATIO

*Calculation: Consolidated Debt / Consolidated Revenue*

The tax and rate supported debt ratio is used to assess the amount of debt that is repaid with consolidated operating revenues that are not dedicated to a specific project or fund. This is a key relevant measure of the City's debt affordability because typically debt service costs are funded out of the general operating budget and thus compete directly with other public services for scarce dollars.

As a key indicator used by S&P, a ratio in the range of 30-60% is considered moderate in the overall debt assessment of a municipality. Through the City's debt management policy, a target of 60% or less has been set and will be used for monitoring, reporting and future debt considerations.

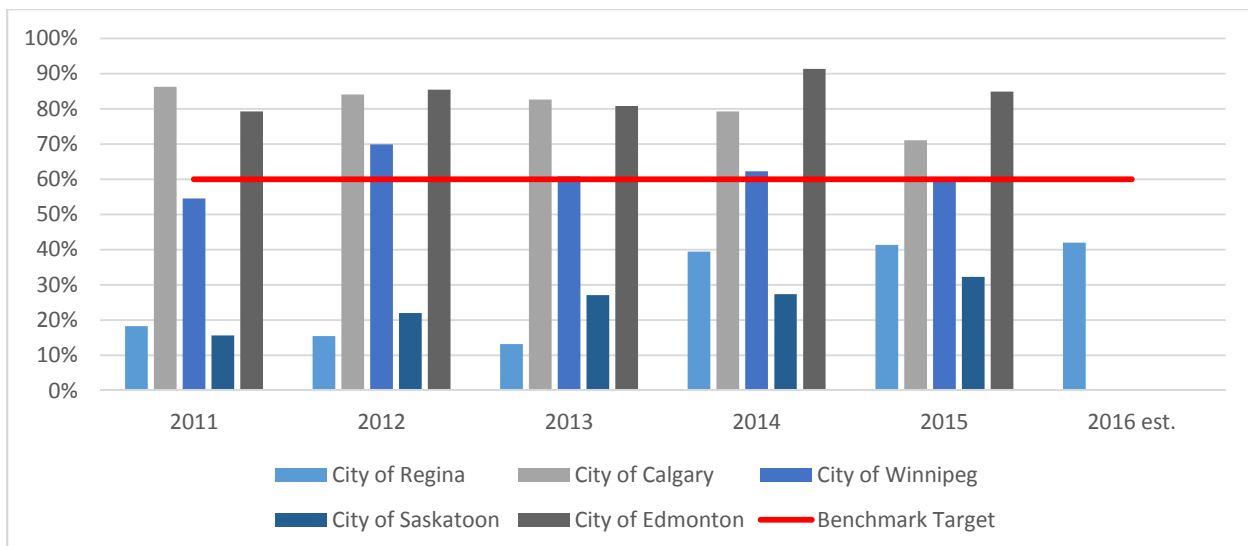
The City saw a spike in 2014 to 39.4%, up from the prior range of 13.2% - 18.2% which is consistent with the increase in debt that came online for the stadium. The ratio increased

slightly to 41.3% in 2015 for the City, but is projected to remain stable even in the peak debt year (2016) at 42%. The City's ratio sits in a reasonably comfortable spot in relation to the range identified as moderate by S&P.

	2011	2012	2013	2014	2015	Est. 2016
Tax-and-Rate Supported Debt Ratio	18.24%	15.43%	13.16%	39.44%	41.31%	42.02%

As presented in graph 6 below, the City of Regina has the second lowest tax and rate supported debt ratio in comparison to other prairie cities for 2011-2015. This ratio can be impacted largely by consolidated municipal revenue levels.

**Graph 6: Tax and Rate Supported Debt Ratio Comparison**



## **CONCLUSION**

The City of Regina is well within the range of established targets, which are modelled after best practices. The City continues to manage debt through strong financial policies that emphasize long range financial management. These policies are also supported by the development of various asset management and financial models that enable the City to analyze the effects of decisions with a focus on long term financial health and the ability to sustain existing programs and services. This approach demonstrates a commitment to long term planning and fiscal management.



August 29, 2016

To: His Worship the Mayor  
and Members of City Council

Re: Comprehensive Housing Strategy – 2015 Annual Update

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**RECOMMENDATION OF THE MAYOR'S HOUSING COMMISSION  
- JULY 7, 2016**

That this report be received and filed.

*MAYOR'S HOUSING COMMISSION – JULY 7, 2016*

Stu Neibergall, representing Regina & Region Home Builders' Association, addressed the Commission.

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

Mayor Michael Fougere (Chairperson), Councillors: Bryon Burnett, Bob Hawkins and Barbara Young; and Blair Forster were present during consideration of this report by the Mayor's Housing Commission.

The Mayor's Housing Commission, at its meeting held on July 7, 2016, considered the following report from the Administration:

RECOMMENDATION

That this report be forwarded to the July 25, 2016 City Council meeting for information.

CONCLUSION

The Comprehensive Housing Strategy (CHS) was approved by City Council on April 29, 2013. A Housing Strategy Implementation Plan (HSIP) was approved by City Council on June 10, 2013. Since the approval of the CHS and HSIP, the City has already started on 10 of the 11 short-term strategies, 16 out of 21 medium-term strategies and one of the three long-term strategies. This report is to serve as an annual update on implementation for 2015. An annual implementation report will continue to be provided to the MHC and City Council.

BACKGROUND

The CHS consultant's final report from February 2013, was the culmination of a project to evaluate Regina's housing issues, to research and develop strategies to address these issues and to define the role of the City. Background research and strategy framework were reviewed and vetted by a group of 19 industry stakeholders, representing all sectors of housing, as well as internal members of the Administration. The CHS, along with Administration's

recommendations for strategy implementation, stakeholder and public feedback to date, were brought to Council on April 29, 2013. At this meeting, Council approved the CHS along with Administration's recommendations, which identified 28 strategies for implementation, six strategies for further consideration and deemed one strategy unfeasible.

The HSIP includes work plans for implementation of 35 strategies recommended for implementation and consideration by Administration. With Council direction, Strategy 15 involving purpose-built, single-room occupancy residences was removed from the implementation plan for further research and consideration by Administration. A revised Strategy 15 was brought to Council and approved in October 2013. For the other 34 strategies, implementation began with Council's approval of the HSIP based on short, medium and long-term timeframes.

This report is an update of implementation and progress for 2015. An implementation report will be provided to the MHC and Council on an annual basis with an update on housing statistics, the status of strategy implementation and a scorecard as provided in Appendices A, B and C.

## DISCUSSION

### **Implementation of the CHS:**

The following list contains highlights of implementation in 2015. A full description of the strategies and implementation to date are included in Appendix B.

- In October 2015, City Council approved a comprehensive amendment to the City's Housing Incentives Policy to focus incentives towards Regina's critical housing needs in a manner consistent with the goals of the CHS and *Design Regina: The Official Community Plan Bylaw 2013-48* (OCP) (Strategy 1). The approved amendment will:
  - Increase incentives for developers of below market rental units in order to increase the supply of below market rental housing;
  - Focus incentives towards critical infill developments, including areas with core housing needs and aging housing stock;
  - Enhance and streamline the City's Downtown and Warehouse District incentive programs;
  - Gradually phase out the City's Tax Exemptions to developers of new market rental developments in developed and greenfield areas; and
  - Reduce capital grants to private developers of new affordable ownership units.
- Revisions to the City's *Condominium Policy Bylaw* were made in November 2015, with vacancy rates exceeding three per cent for 12 consecutive months, new applications for condominium conversions would be permitted. Revisions to the Bylaw were required to align with Provincial changes to the *Condominium Property Act* and the *Condominium Property Regulations* requiring that the impact of a condominium conversion on rental supply be evaluated. Approved amendments to the Bylaw prevent conversion from lowering vacancy rates below three per cent at the neighbourhood level. Exceptions are made for vacant and heritage buildings, as well as buildings with fewer than five units (Strategy 10).
- Reporting to the MHC is on-going for the Homelessness Partnering Strategy (HPS) funded by the federal government and strategically led by the Community Advisory

Board (CAB). Completing a Point-in-Time (PIT) Count and developing a Housing First for Regina were 2015 priorities. In May 2015, over 150 volunteers took to Regina's streets to enumerate and survey Regina's homeless community for Regina's first PIT Count. A total of 232 people were enumerated the night of the count (Strategy 28).

- In 2015, the CAB developed a model and implementation plan for Housing First, a principle based on the assumption that stable, permanent housing is the first and primary need of a homeless individual. Regina's model is being developed based on extensive community consultations. HPS are supporting the implementation of the model in 2016 (Strategy 28).
- Laneway suites in the two greenfield pilot project locations have been constructed and are now occupied. As of December 2015, the developer (Deveraux Homes) reported that all 11 of the homes and laneway suites approved, have been built in Greens on Gardiner. Seven of these homes (and suites) have been sold and the suites fully rented, and one is currently being used as a show home. The developer has indicated that the project was very well received. As of late 2015, two of the 14 approved homes and laneway suites in Harbour Landing have been built.

In December 2015, development guidelines for laneway and garden suites were endorsed by City Council. In 2016, the City will accept proposals to construct laneway or garden suites to test these guidelines within Regina's established neighbourhoods (Strategies 3 and 25)

- Communication is on-going with the Government of Saskatchewan, property owners, developers and landlords to help with access to provincial programs and help the City better understand and work within the provincial government's funding programs (Strategies 9 and 12).
- The City continued to support housing and homelessness initiatives through the City's Community Investment Grants Program in 2015 (Strategy 27).
- A number of housing strategies will be considered, as work begins on an Intensification Work Plan and the Zoning Bylaw Review, as part of the OCP implementation (Strategies 4, 8, 22, 26, 29 and 30).

### **Summary of Housing Statistics**

The housing situation in Regina continued to improve in 2015 with more purpose-built rental units entering the market and the vacancy rate increasing to 5.4 per cent in fall 2015. Home prices have leveled off after substantial increases between 2006 and 2014. However, while vacancy rates for market rental housing have increased above the target of three per cent, affordable rental units are fully-occupied with housing providers reporting that long waiting lists continue to exist. Similarly, increasing costs of both home ownership and rental housing continue to impact the City's most vulnerable households. Housing data shows a continued need for safe, affordable housing for the most vulnerable households.

It is necessary to increase housing diversity and work towards complete communities in both new and existing neighbourhoods to meet the goals of the CHS and the policy objectives of the OCP. A higher percentage of multi-units in 2015 than in previous years has helped to increase

the diversity of housing entering the market. Yet, while the majority of the City's incentives were provided for infill development in the past, in 2015, 51 per cent of units that received incentives were for greenfield developments. The location of these units may provide challenges to low and moderate-income families, in terms of accessing necessary services, employment and public transportation to create complete communities and the value of incentives lost when the location of housing necessitates car ownership. As a result, the Housing Incentives Policy was amended in 2015 to focus its housing incentives towards established neighbourhoods.

A full summary of data including Census, Canadian Mortgage and Housing Corporation (CMHC) and the Canadian Real Estate Association (CREA) data is included in Appendix A.

A summary of data highlights is included below:

- After record housing starts of over 3,000 units in 2012 and 2013, housing starts declined to 2,223 in 2014 and 1,597 in 2015 units. Based on CMHC forecasts, housing starts are expected to further decline slightly in 2016 and 2017.
- Housing diversity has continued to improve with multi-unit residential buildings representing 68 per cent of housing starts in 2015.
- Despite a lower number of overall housing starts in 2015, rental housing construction remains strong with just over 700 units started or 49 per cent of all housing starts within the City. This exceeds the target of 30 per cent rental unit starts as established in the CHS implementation plan scorecard.
- Increased construction of purpose-built rental units have kept pace with growth and have helped to increase the rental vacancy rates. The fall 2015 vacancy rate reached 5.4 per cent, the highest since 1991. Subject to changes in population growth and rental starts in 2015, CMHC forecasts that the vacancy rate will continue to rise to 5.9 per cent in 2016. However, affordable rental units owned by non-profit housing providers or Saskatchewan Housing Corporation, remain fully occupied with minimal vacancies.
- Despite an increase in overall rental units on the market, rental rates have continued to increase. Average market rent for a two-bedroom unit in Regina was \$1,097 in fall 2015, up from \$1,079 in 2014.
- Home prices decreased slightly averaging \$318,548 in 2015 compared to \$326,597 in 2014. The median home price was \$302,000 for 2015. Based on CMHC forecasts, home prices are expected to moderate in 2016 and 2017 after a dramatic increase of 140 per cent from 2006 to 2013.
- The City's housing incentives supported 1,025 units through tax exemption in 2015, including 867 purpose-built rental units and 158 infill and affordable homeownership units. Capital grants were committed to 162 affordable rental and ownership units in 2015.

The following tables include a summary of high level housing data and trends over the past five years including targets outlined in the CHS. A full scorecard as developed with the HSIP is included in Appendix C.

**Table 1: Overall Housing Data and Targets**

Indicator	2012	2013	2014	2015	2016f <sup>1</sup>	CHS Target
Housing starts	3,093	3,122	2,223	1,597	1,180 – 1,470	n/a
% multi-unit <sup>2</sup> of total starts	58%	60%	68%	68%		> 55%
% rental units of total starts	18%	24%	41%	49%		30%
Rental starts (units)	551	764	909	716		n/a
Rental vacancy rates <sup>3</sup>	1%	1.8%	3%	5.4%	5.9 % <sup>4</sup>	3%

f = forecast

<sup>1</sup> CMHC forecast (Spring 2016). Data is not available to forecast rental unit starts for 2016.

<sup>2</sup> Includes semi-detached, row houses, multi-unit buildings.

<sup>3</sup> Numbers are for fall vacancy rates.

<sup>4</sup> Administration's forecast for 2016 based on rental starts and subject to population growth.

**Table 2: Affordable and Below Market Rental Housing Statistics**

Indicator	2012	2013	2014	2015	2016f <sup>1</sup>
Total rental starts (units)	552	764	909	716	
Affordable/below market rental units funded (HIP)	64	64	22	73 <sup>2</sup>	40-50
Affordable/below market rental (HIP funded) as % of all rental starts	11.5%	8%	2%	10%	
All units receiving a municipal contribution <sup>2</sup>	295	161	541	1,187	932 <sup>3</sup>

f = forecast

<sup>1</sup> Data is not available to forecast rental unit starts for 2016.

<sup>2</sup> Municipal contributions include tax incentives for purpose-built rentals, capital incentives for below market/affordable rental, ownership units and tax incentives for new secondary suites.

<sup>3</sup> This number represents units approved for tax exemption for a 2016 start. As all units receiving capital grants also receive tax exemption, adding these units would result in double counting of some units.

## RECOMMENDATION IMPLICATIONS

### Financial Implications

Administrative staff for the housing program and implementation of the CHS in 2015 include a Senior City Planner, half-time of a second Senior Planner, a City Planner II and Planning Assistant. All positions are within the operating budget of the Neighbourhood Planning Branch. There is a \$47,500 annual allocation within the operating budget for consulting services, advertising and media related services to support continued implementation of the CHS and housing programs.

### Environmental Implications

The OCP established a target of 30 per cent for residential infill development. Continued infill and multi-unit development will help the city decrease its environmental footprint through more

population density requiring less area of streets, roads, pipes and other forms of servicing. Incentives for residential construction to encourage development where residents can benefit from proximity to jobs and services and be less auto-dependent was considered with a review of the Housing Incentives Policy in 2015 and the implementation of housing and OCP policies.

#### Policy and/or Strategic Implications

Implementation of the CHS was established in the HSIP approved by Council on June 10, 2013. Revisions to the Housing Incentives Policy were approved in October 2015. The strategies of the CHS align with the City's policy objectives as outlined in the OCP. Strategies of the CHS will be considered with the Zoning Bylaw Review project.

#### Other Implications

None with respect to this report.

#### Accessibility Implications

None with respect to this report.

#### COMMUNICATIONS

The Design Regina and City of Regina websites have been kept up-to-date with all documents related to the CHS, as well as reports and information on housing data and new policy documents. Updates to the Housing Incentives Policy have been added to the City of Regina website along with a new housing brochure and interactive map to allow users to search for incentives based on location and housing type.

Administration will continue to notify and communicate with the public and stakeholders on the 11 strategies identified for public consultation in the implementation plan. In 2015, the update to the Housing Incentives Policy and creation of the laneway and garden suites guidelines included a public review process to provide opportunities for additional consultation.

Administration continues to receive feedback and engage non-profit housing providers, private developers and housing advocacy groups to build partnerships and discuss housing policies and programs of the City. The Mayor's Housing Commission provides a forum for discussion, advice and recommendations for the implementation of the CHS.

#### DELEGATED AUTHORITY

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

Respectfully submitted,

MAYOR'S HOUSING COMMISSION



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Erna Hall, Secretary



**HOUSING**

COMPREHENSIVE STRATEGY

**2015**

# **Annual Housing Update**

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The following information is meant to provide a high-level overview of housing including housing and related statistics, the role and impact of the City's housing incentives, as well as an overview of the City's Comprehensive Housing Strategy (CHS) and steps towards implementation.

# Comprehensive Housing Strategy Overview

Significant economic growth and population increases in recent years have created unprecedented pressure on housing. In response, the city began work in 2012 on the Comprehensive Housing Strategy (CHS), which was completed early 2013. Led by SHS Consulting Ltd from Toronto, a cross-section of City staff and 19 housing sector stakeholders were involved in the preparation of the strategy. The CHS outlines the City's role in housing, five major housing issues, five goals to address those issues, and more than 30 strategies to positively impact the state of housing in Regina.

## Why create the Strategy?

The Strategy enables the City to:

- Define and communicate the City's role in housing;
- Better align policies, programs and assets with current and future housing needs including new *Design Regina: The Official Community Plan* (OCP) policies, housing incentives policies, and alignment, where possible, with the programs of the Province of Saskatchewan; and
- Define the best areas and methods to stimulate the housing market, within the City's role.

## Strategy Implementation

Following the release of the CHS, the Housing Strategy Implementation Plan was approved by Council in June 2013. The Implementation Plan includes:

- Steps for implementation;
- Timeframes for implementation for short (2013), medium (2014-2015) and long-term strategies (2015-2017);
- City divisions affected or involved;
- Anticipated outcomes; and
- Monitoring, reporting and evaluation techniques.

## Key Strategy Implementation Actions

Since approval of the CHS, the City of Regina has made significant progress in addressing housing issues including the start of implementation of the CHS, creation of the Mayor's Housing Commission and incentivizing an increase in the supply of market and affordable rental housing. Housing Summits in 2013 and 2014 as well as the creation of the Mayor's Housing Commission is helping to advance the conversation around solving Regina's housing issues and moving the implementation of the CHS forward. In 2015, highlights of implementation included:

- A comprehensive review and update to the Housing Incentives Policy;
- Amendment to the Condominium Policy Bylaw;
- Tracking of large infrastructure projects and potential impacts on the housing market;
- Launch of the infill laneway and garden suites pilot projects; and
- Completion of Regina's first-ever Point-in-Time count on homelessness.





# Housing Achievements and Challenges

## Housing Strategy Implementation – Progress to Date

In general, the housing situation in Regina has improved since 2013 when the Housing Strategy was completed with more housing starts each year and more purpose-built rental units entering the market annually. Rental vacancy rates have risen and housing prices (ownership) have started to level out after substantial increases between 2006 and 2013. Similarly, there have been more affordable housing units offered by non-profit housing providers as well as more affordable and below market units offered by private developers.

To date, implementation has begun on both short-term and medium-term strategies of the CHS including:

- **Housing Incentives Policy.** The City of Regina provides capital grant and tax exemption incentives through the Housing Incentives Policy (HIP) to stimulate new rental and ownership units that address current housing needs. In October 2015 City Council approved a comprehensive amendment to the City's Housing Incentives Policy to focus incentives towards Regina's critical housing needs in a manner consistent with the goals of the City's Comprehensive Housing Strategy and Official Community Plan. The approved amendment will:
  - Increase incentives for developers of below market rental units in order to increase the supply of below market rental housing;
  - Focus incentives towards critical infill developments, including areas in core housing need and with aging housing stock
  - Enhance and streamline the City's Downtown and Warehouse District incentive programs;
  - Gradually phase out the City's Tax Exemptions to developers of new market rental developments in developed and greenfield areas;
  - Reduce capital grants to private developers of new affordable ownership units;

- **Vacancy Rate Target.** In 2013 the City established a three per cent vacancy rate target by 2017 (Strategy 17). Improvements to the HIP were made to encourage rental development as well as to complement provincial programs to increase rental inventory. Since 2013, CMHC has reported 2,389 new market rental starts in the City and the vacancy rate for the Regina Census Metropolitan Area (CMA) rose to 5.4 per cent in the fall of 2015 (Strategy 10).

- **Workforce Housing.** Neighbourhood Planning continues to track large infrastructure projects such as the Bypass, stadium and school construction to understand the potential impact on the City's housing supply and possible remediation methods (CHS Strategy 7).

- **Secondary and Concept Plan Review of City-Owned Land** – Neighbourhood Planning is working with the Long-Range Planning Branch and Major Projects to ensure the policy direction of the CHS is incorporated into Secondary Plans for the neighbourhoods of Southeast Regina and the Regina Revitalization Initiative (RRI) (Strategy 2).

- **City-Owned Land for Affordable Housing.** The development of affordable housing on two City-owned sites (former bus turnaround sites) began in 2015 on land offered through a request for proposal in 2013. A total of 22 new affordable units will be created. In 2014, a large parcel of City-owned was purchased by an affordable housing non-profit for the construction of a mixed-use residential/commercial development with up to 180 units of affordable rental housing (Strategies 2 and 21).

- **New and Innovative Housing Types.** Since the Mayor's Housing Summits in 2013 and 2014, Administration has been engaged in on-going discussions with landowners and developers regarding new housing types. Pilot projects to test laneway suites are currently underway in several neighbourhoods (Strategy 25).



- **Condominium Conversion Requirements.** Revisions to the Condominium Policy Bylaw were made in November 2015. With vacancy rates exceeding three per cent for 12 consecutive months, new applications for condominium conversions will be permitted. Revisions to the Bylaw were required to align with Provincial changes to the *Condominium Property Act* and the Condominium Property Regulations requiring that the impact of a condominium conversion on rental supply be evaluated. Approved amendments to the Bylaw prevent conversion from lowering vacancy rates below three per cent at the neighbourhood level. Exceptions are made for vacant and heritage buildings as well as buildings with fewer than five units (Strategy 10).

- **Laneway Housing Pilot Sites.** Laneway suites in the two greenfield pilot project locations have been constructed and are now occupied. As of December 2015, the developer (Deveraux Homes) reported that all 11 of the homes and laneway suites approved have been built in Greens on Gardiner. Seven of these homes (and suites) have been sold and the suites fully rented, and one is currently being used as a show home. The developer has indicated that the project was very well received. As of late 2015, two of the fourteen approved homes and laneway suites in Harbour Landing have been built.

In December 2015 development guidelines for Laneway and Garden Suites were endorsed by City Council. In 2016, the City will accept proposals to construct laneway or garden suites within existing neighbourhoods to test these guidelines within Regina's established neighbourhoods (Strategies 3 and 25).

- **Housing Data Tracking and Reporting.** Monitoring the housing situation through Statistics Canada census, Canada Mortgage and Housing Corporation (CMHC), Canadian Real Estate Association (CREA) and other data is on-going to inform housing programs and incentives. In 2015, new Neighbourhood Profiles were released for Regina's 29 neighbourhoods. The Profiles continue to receive a high level of traffic on Regina.ca. (Strategies 10, 31 and 34).

- **Partnerships.** On-going communication with the Province, property owners, developers and landlords to help with access to provincial programs and help the City better understand the challenges with affordable housing. A member of the Saskatchewan Housing Corporation sits on the Mayor's Housing Commission (Strategy 9).

- **Federal Homelessness Partnering Strategy.** Reporting is on-going for the Homelessness Partnering Strategy (HPS) funded by the federal government and administered by the Community Advisory Board (CAB). A Point-in-Time (PIT) Count and Housing First were 2015 priorities of Federal HPS initiative in Regina. In May 2015, over 150 volunteers took to Regina's streets to enumerate and survey Regina's homeless community for Regina's first PIT Count. A total of 232 people were enumerated the night of the count.

In 2015, the CAB also developed a model and implementation plan for Housing First, a principle based on the assumption that stable, permanent housing is the first and primary need of a homeless individual. Regina's model is being developed based on extensive community consultations. HPS funds will support the implementation of the model in 2016 (Strategy 28)

- **Cold Weather Strategy.** The Cold Weather Strategy is a partnership program with the Ministry of Social Services and service providers to Regina's homeless population, including shelters, emergency service agencies, health services and the City. The purpose of the strategy is to ensure services work together so no one is without a safe place to sleep on cold nights in Regina. The strategy is designed to work with existing services and frontline service providers. The strategy is in place from November 1 until March 31 unless weather conditions require that the dates of service be extended. The Cold Weather Strategy was renewed and is in place again for the winter of 2015-16 (Strategy 35).

- **Community Investment Grants Program.** There is continued support for housing and homelessness initiatives through the City's Community Investment Grants Program. In 2015, \$137,582 was allocated to organizations involved with housing including Oxford House Society of Regina Inc., SOFIA House, YWCA Isabel Johnson Shelter, Regina Transition Women's Society and Carmichael Outreach (Strategy 27).

- **Mayor's Housing Commission.** The Mayor's Housing Commission has created a forum for housing discussion and guidance for the implementation of the CHS (Strategy 35).



## Housing Strategy Implementation – On-Going Challenges

The recent slowdown in the economy stemming from falling commodity prices, combined with the residential construction boom over the past few years, resulted in Regina's housing market cooling off in 2015 with a 39 per cent drop in residential starts, and a housing prices down three per cent from 2014.

**Affordable Housing Needs.** Despite significant gains, there is still work to be done in order to meet the goals of the CHS. The increase in costs of both homeownership and rental units has impacted the City's most vulnerable households and rental rates have continued to rise on an annual basis. Despite increased vacancy rates for market units, non-profit housing providers have reported that the vacancy rate for affordable units remains at zero per cent with significant waiting lists. To address the need for affordable housing, the City of Regina provides capital grants for affordable and below market units of up to \$2.5 million per year. In 2015, capital funding of \$2.4 million was committed for 162 new units, including 89 affordable ownership units and 73 affordable rental units. The number of affordable rental units funded in 2015 exceeds the number of units funded of any year in the past ten years.

**Complete Communities.** There is still a greater need for residential development in proximity to services and amenities to create complete communities. As observed in 2015, more than 50 per cent of all affordable units were created in new developing areas of the city. The development of affordable rental units in greenfield areas creates challenges due to a lack of public transit or nearby services; this results in increased transportation costs to meet a household's everyday needs or prevents households from accessing affordable units due to a lack of transportation options.

**Housing Repair.** There is an on-going need to preserve and repair existing housing stock, especially affordable units. Older units in need of repair are often in established neighbourhoods and located close to services and transit. They also often offer below market rental rates and are less expensive to renovate on a per unit basis than the construction of new units. Administration has completed best practice research on repair programs in other municipalities in Canada and continues to discuss the possible renewal of the rental repair program administered by the Province. In the meantime, the provincial Secondary Suite Program and City's tax exemption for the creation of a suite in an existing house is meant to contribute to the quality of housing by bringing basement suites up to building code requirements.

**Increase in Secondary Rental Units.** Secondary rental units (condominiums, single-detached homes, duplexes and secondary suites being rented) are increasing in numbers, comprising more than half of the rental units in the city. In 2015, units in the secondary market increased by 750 units increasing the vacancy rate for condominiums in the secondary market to 4.6 up from 1.2 per cent in the fall of 2014. The increase in secondary units is associated with the volume of new homes entering the market that are purchased as investor units for rental. While these units increase the housing availability, they are often more expensive and can be sold as ownership units based on market demand leading to the displacement of households who depend on this housing stock, especially families who require larger units.



# Housing Data Update

## Population Growth

The City of Regina has grown by approximately 4,800 people annually in the past five years. In 2015, the population of the City of Regina was estimated at 221,407, an increase of 3,948 or 1.8 per cent. While growth is expected to continue, it is not expected to exceed the average of the past five years. Although this is a decrease in annual growth, Regina still had the fifth fastest growth rate of all Canadian Census Metropolitan Areas.

### Regina's Population Growth 2005-2015

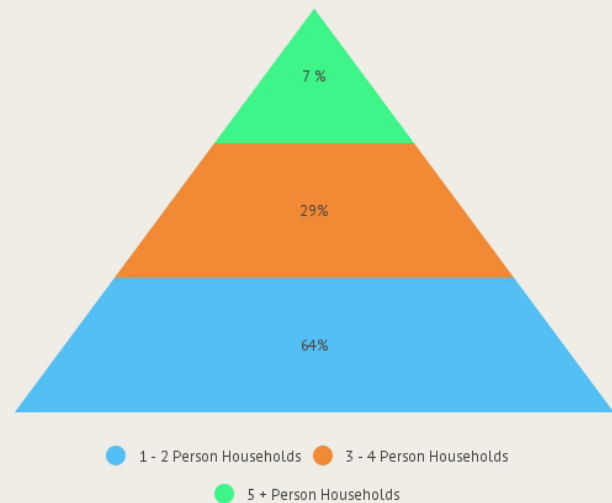
	# of People	Yearly Change
2005	183,675	--
2006	183,975	300
2007	186,290	2,315
2008	189,016	2,726
2009	193,184	4,168
2010	196,989	3,805
2011	201,085	4,096
2012	207,075	5,990
2013	211,201	4,126
2014	217,459	6,258
2015	221,407	3,948

Source: Statistics Canada postcensal estimates for Regina CMA, adjusted for the city proper.

## Household Make-Up

One and two-person households make up 64 per cent of the households in Regina, yet the majority of the housing stock is single-detached homes with three or more bedrooms. Although a small part of the overall household composition (2.5 per cent), households of six or more persons grew by 35 per cent (520 households) in Regina between 2006 and 2011. Households may include individuals who are not family members but reside together.

### Household Make-Up

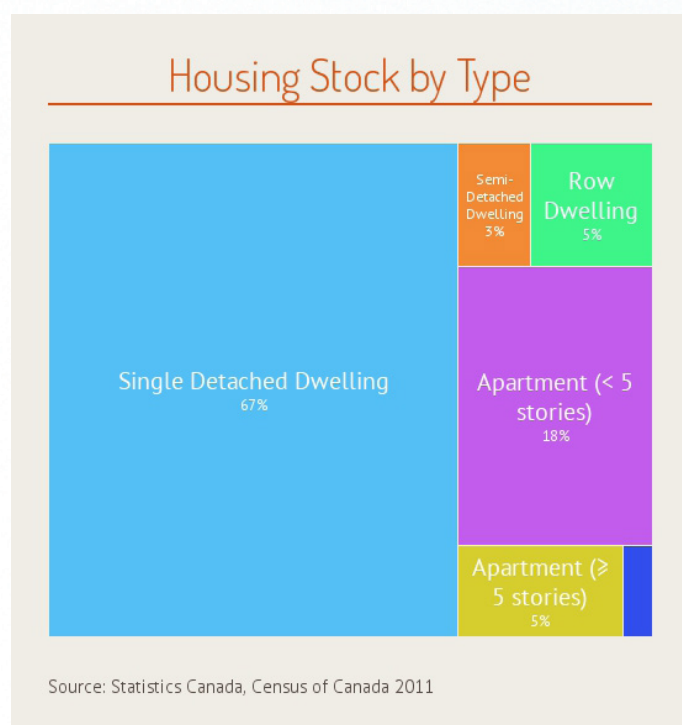


Source: Statistics Canada, Census of Canada 2011



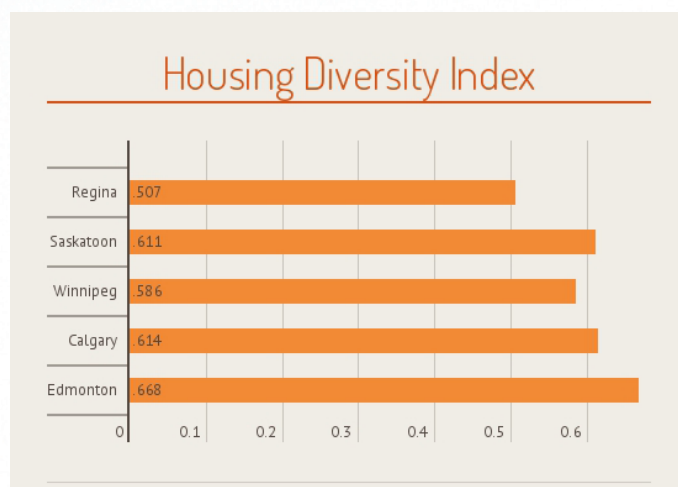
## Housing Stock by Type

Based on 2011 Census data, single-detached homes make up 67 per cent of the housing stock and 64 per cent of dwelling units have three or more bedrooms. Apartments of less than five storeys are the second most prevalent housing type. The increase in housing diversity in the past five years will be represented in 2016 census data.



## Housing Diversity Index

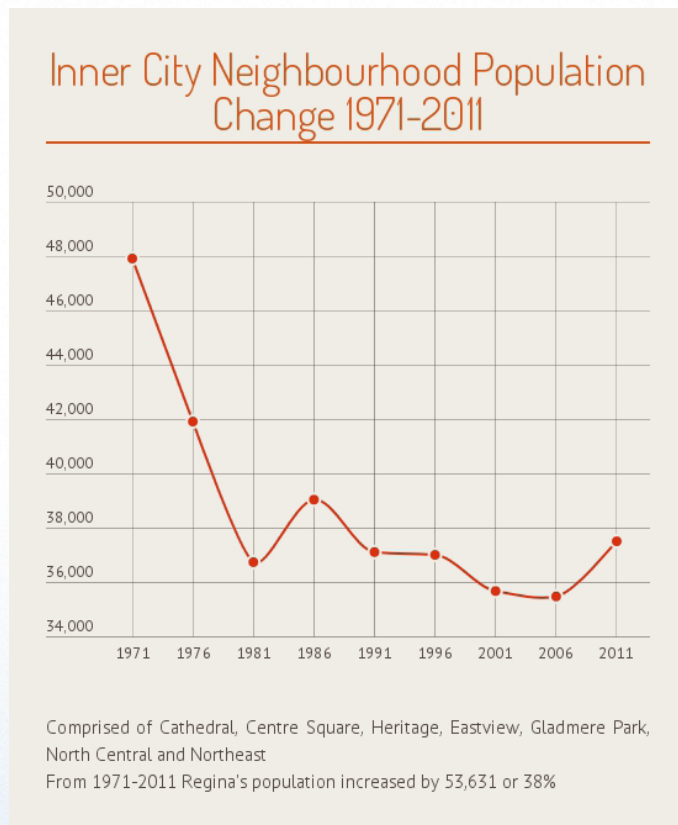
Based on demographic statistics, there is an identified need for small affordable units for singles and larger affordable units for families. The Housing Diversity Index is one tool cities have used to assess the variety of housing types. The higher the number, the greater the amount of housing diversity. As noted in the chart below, Regina suffers from less diversity in housing compared to other western Canadian cities. 2016 Census data will be used to evaluate changes in housing diversity over the past five years.





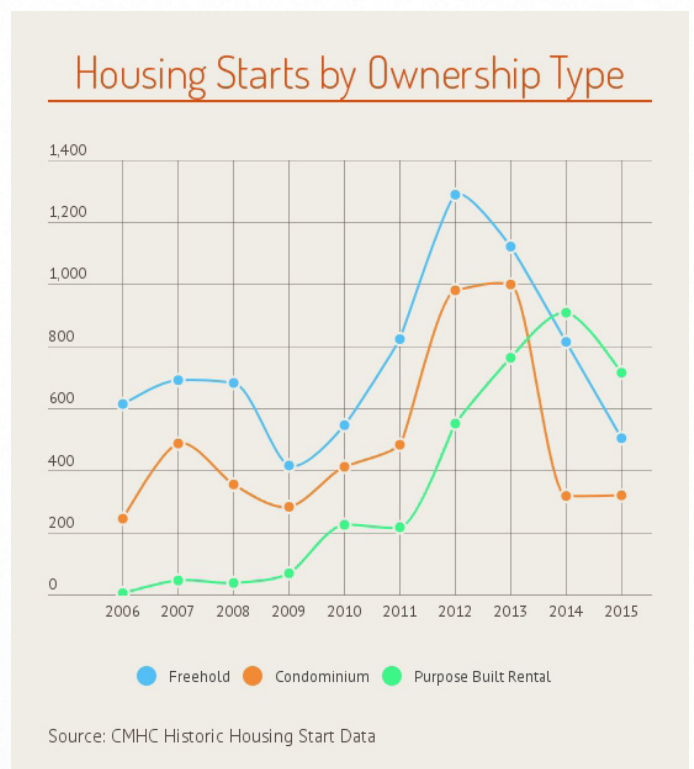
## Inner City Neighbourhood Population Change

While the City has experienced an increased in residential construction within its inner city neighbourhoods over recent years; historically, the population of these neighbourhoods remains far below their peak during the early to mid-20th century. Since 1971 the overall population of Regina's inner city neighbourhoods has decreased by approximately 10,000 people.



## Housing Starts (Rental vs. Ownership)

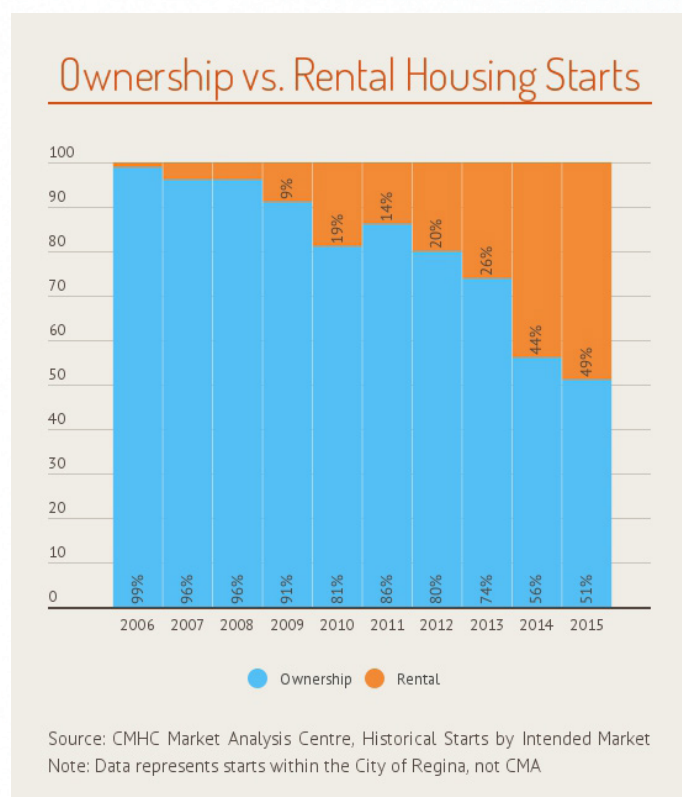
Due to oversupply, construction starts of single-family (freehold) units and condominium ownership units decreased in number to well below the number of purpose-built rental units.





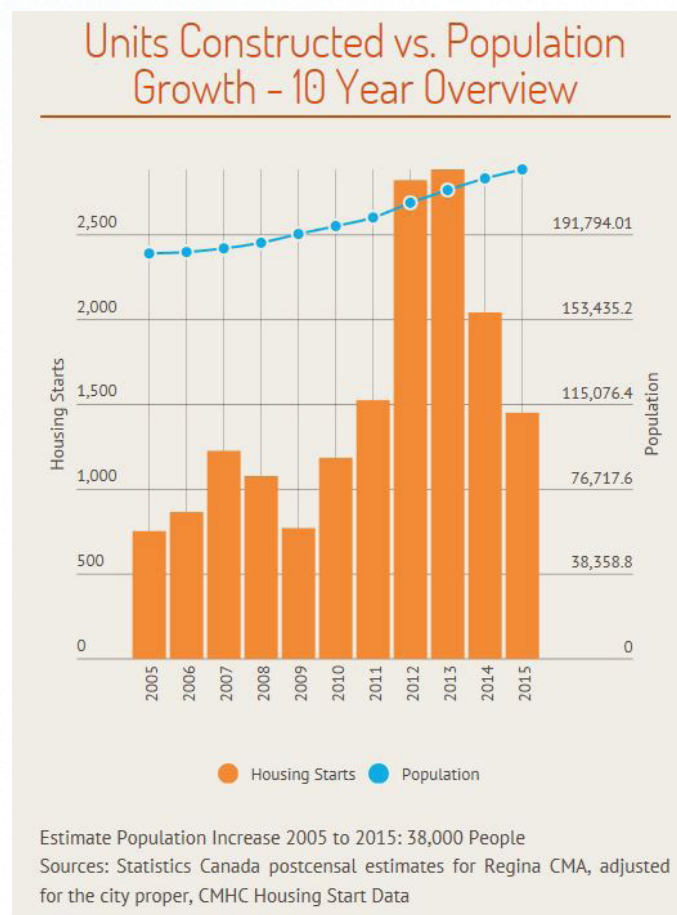
## Housing Starts by Tenure (Rental vs. Ownership)

In 2015, the proportions of rental and ownership unit starts among all starts in the City were 49 per cent and 51 per cent respectively; this is a significant change from a five-year average (2010-2014) for the Census Metropolitan Area (CMA) of 23 per cent rental to 77 per cent ownership unit starts. Approximately 31 per cent of Regina households rent their home.



## Total Number of Housing Starts in Regina

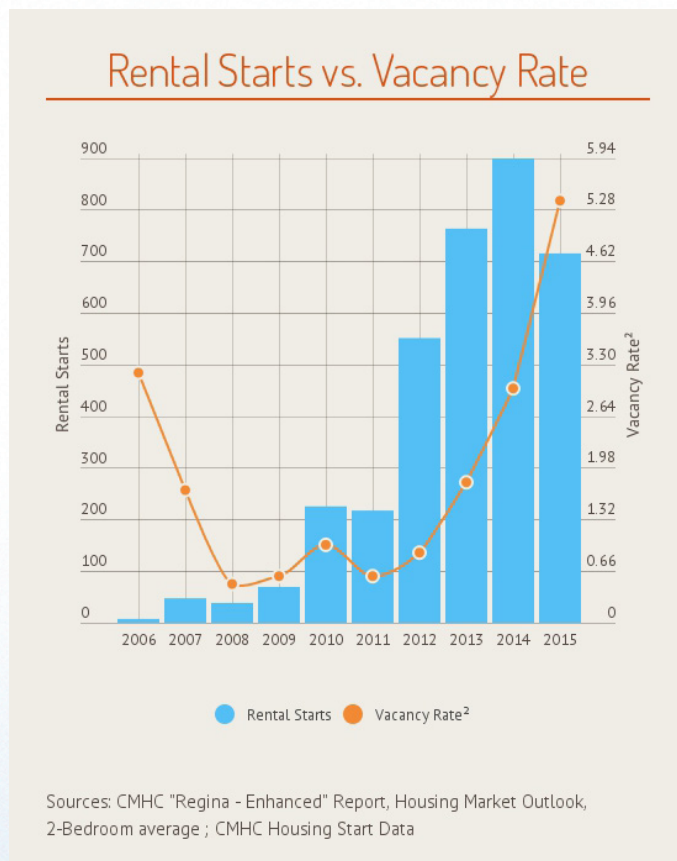
In 2015, residential building starts in Regina were down by 41 per cent compared to 2014, totalling 1,452. This is compared to 2,043 unit starts for 2014 and 2,886 starts in 2013. The City's population increased to approximately 221,000 in 2015, an increase of 38,000 people since 2005.





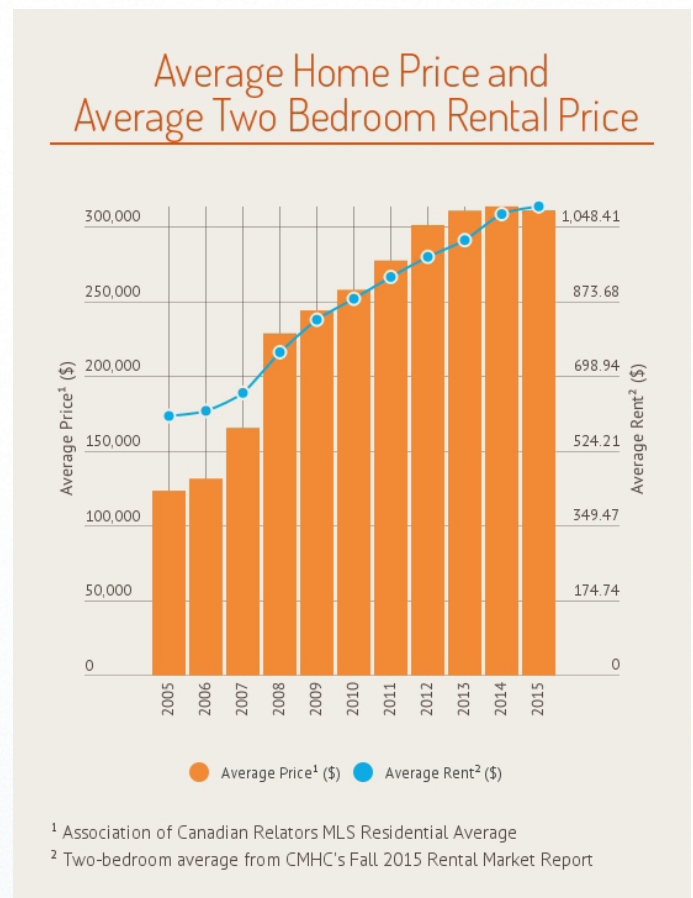
## Rental Starts and Vacancy Rates

Increased housing starts have improved the available rental housing with more rental starts over the past couple of years. Regina requires approximately 350 to 400 rental units per year to keep up with new households coming to Regina (rental starts and completions were able to meet and exceed rental unit need in 2015). As a result, vacancy rates have increased to 5.4 per cent for market rental units in fall of 2015.



## Rental and Ownership Housing Costs

The median home price in Regina for 2015 was \$302,500, down from \$308,000 in 2014. Average home prices decreased as well to \$318,548 in 2015, down from \$326,747 in 2014. Meanwhile, the average rental rate for two-bedroom apartment increased to \$1,097 in 2015 – an increase of 1.7 per cent from 2014. This is a dramatic change from past years when rental rates and home prices increased rapidly.





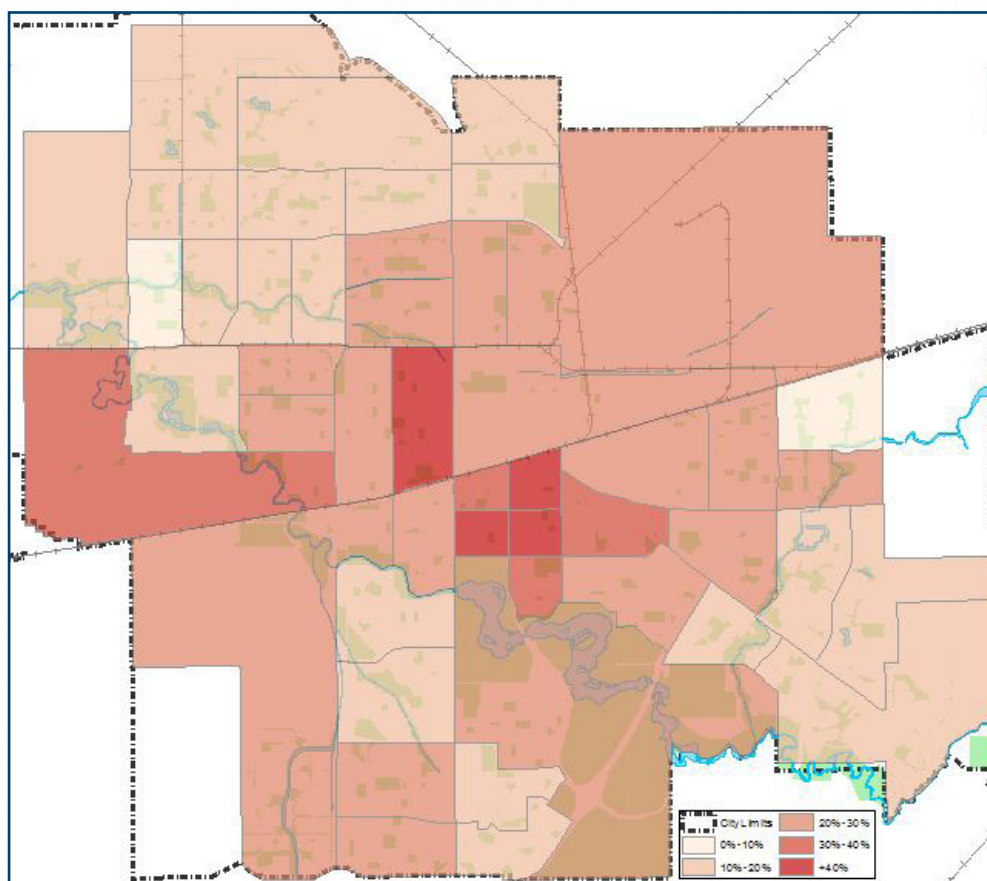
## Core Housing Need

Affordability continues to be the main housing issue. The 2011 Household Survey (the most recent Census data) showed that 18,070 (24.3 per cent) households in Regina were spending more than 30 per cent of their total income on shelter with renters making up the largest percentage at 30.2 per cent of rental households in core housing need. The map below illustrates the areas of greatest core housing need noted by the level of color saturation.



## Affordable Housing Wait Lists

Housing providers are reporting long wait lists for households seeking for affordable housing.



## Affordable Housing Definition

For the purpose of this document, affordable housing is used to refer to the Canada Mortgage and Housing Corporation (CMHC) definition of affordability based on 30 per cent of the household gross income. Below market housing refers to units that are offered below the average market rent as reported by CMHC. For the 2014 Housing Incentive Policy, capital grants will be provided for affordable units; previously, rental rates were set at or below average rent.



# City of Regina Housing Incentives

In 2013, the Housing Incentives Policy (HIP) was updated to focus on increasing rental supply and to support affordable and below market ownership and rental units. In 2015, capital grants exceeded commitments of any year since the creation of the HIP. Capital grants for below market and affordable rental and ownership units in 2015 equalled 162 of which 73 affordable rental units. This was a positive trajectory for affordable rental development, which has decreased significantly in 2014 when funding for only 22 affordable rental units was committed.

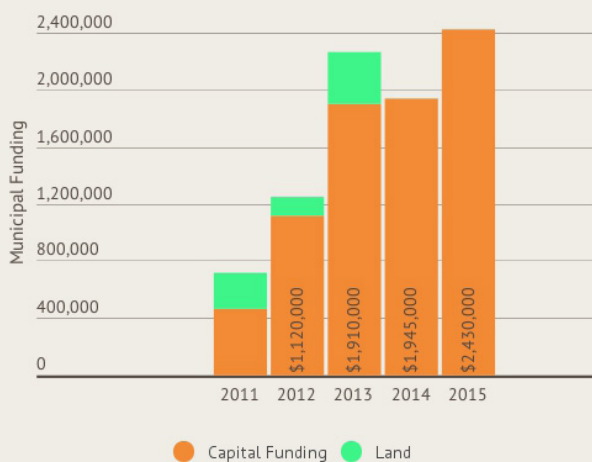
The HIP has also contributed to the dramatic increase in construction of purpose-built rental units. In 2015, the number of rental units receiving a tax exemption increased to 883 new units, up from 454 units in 2014. As a result of these developments, the rental vacancy rate has increased to 5.4 per cent, up from three per cent in the fall of 2014, and exceeding the target rental vacancy established in the CHS of three per cent. Despite these gains, there is still a dire need for affordable rental units, which are not calculated in CMHC's rental vacancy rate.

The City of Regina has committed \$738,000 in land and \$7.8 million in capital grants towards affordable housing since 2011.

## Residential Units Receiving Capital Grants

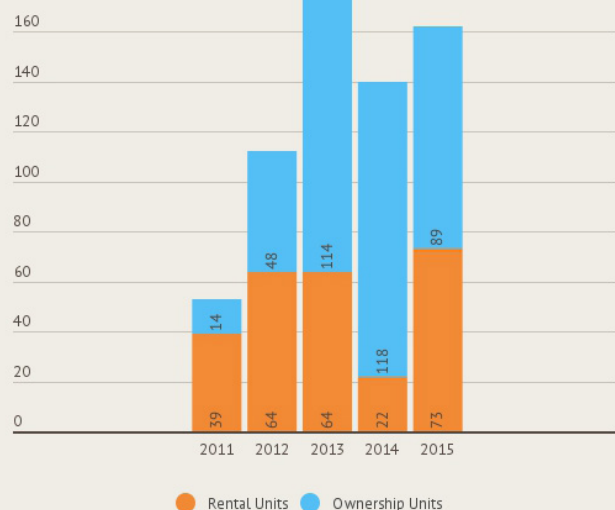
Since 2011, the City has committed Capital Grants for 645 new affordable residential units. Of these, a majority have gone towards the creation of affordable ownership units. In 2015, the Housing Incentives Policy to focus incentives towards the creation of new affordable rental units.

### Affordable Housing - Capital Funding and Land



Source: City of Regina Incentives data

### Residential Units Receiving Capital Grants



## Capital Grant Housing Incentive: Infill - Greenfield Split

	Infill Units	Infill %	Greenfield Units	Greenfield %
2006	51	100%	0	0%
2007	54	100%	0	0%
2008	0	0%	0	0%
2009	9	82%	2	18%
2010	0	0%	0	0%
2011	93	100%	0	0%
2012	73	65%	39	35%
2013	99	56%	79	44%
2014	73	52%	67	48%
2015	82	51%	80	49%
Totals	534	66%	267	33%

Source: City of Regina, Housing Incentive Policy data

Since 2006, the majority of capital incentives have gone to units developed on infill sites. More recently, the split between infill and greenfield sites has been closer to 50/50 as more and more development has happened on the edges of the city. This trend can be attributed to the challenge of finding land in the city core as well as the emergence of more private developers who are entering the affordable housing market, and who are contributing a portion of large development projects to affordable units.



### \$2.43M

In 2015, The City of Regina committed \$2.4 million in capital grants for the development of affordable housing.

## Provincial Programs

City of Regina incentives are designed to complement provincial housing programs. The City is involved in the following provincial programs:

- **Headstart on a Home (HSOH).** Since 2012 eight projects have been approved for HSOH financing through the province. In seven of these projects, developers have applied for capital grants to provide down payment assistance for income-eligible households.
- **Rental Construction Initiative (RCI).** The City enrolled in RCI since the program began in 2011. The RCI offers an annual payout for new rental development equivalent to the City's tax incentive up to \$5,000 over five years. As a result of the success of the program, all provincial RCI funds were fully committed in 2015 amounting to \$8.6 million and approximately 1700 new units.

There are two additional programs that recipients of City incentives may be eligible for:

- **Rental Development Program (RDP).** Developments that meet the requirements of City's capital incentives may be eligible for an RDP loan for rental development of four to 26 units provided they are not receiving any additional provincial funding. Rents must be held at or below average rents for the area for 10 years and units offered to households with incomes at or below the Maximum Income Level (MIL) as established by Saskatchewan Housing Corporation (SHC).
- **Secondary Suite Program.** This program provides financial assistance in the form of a forgivable loan of up to 50 per cent of the total construction costs for a new suite in a new or existing home. Since 2008, the program has helped to create 140 new units. With revisions to the Housing Incentives Policy for 2014, tax incentives in the amount of 25 per cent would be stackable with the provincial program for the addition of a new suite.

Besides these programs, the province has five additional programs for residential unit creation and repair as well as programs for innovative project proposals.



# Housing Incentives Policy – Project Highlights

The following projects represent a select list of projects that received City of Regina capital grants from 2006–2015 (this is a select list only). Many projects were a partnership between a developer and/or a non-profit and three levels of government.

## Saskatchewan Housing Corporation

### Maple Leaf Estates - 1223 13th Avenue

Built on the former St. Patrick's School site in the Heritage neighbourhood, Maple Leaf Estates provides a mix of 14 homeownership and 39 rental units, for a total of 53 affordable units. The development is a successful and attractive infill project which complements the architecture of the surrounding community.

## New Rock Development

### Eastgate Villa - 3810 E Dewdney Avenue

Eastgate Villas is a multi-unit complex with a mix of bungalow and two-storey units with a total of 126 dwellings on site. Phase I contained thirty nine units sold to purchasers who met income requirements. The grant was passed along to families at or below the provincial maximum income levels.



## Silver Sage Housing Corporation

### 345 Wascana Street

On the former Regina Park School Site, Silver Sage Housing developed an affordable rental infill housing project. This development will create 67 affordable units which consist of 36 townhouse units for families and 26 single-storey accessible garden apartments for seniors.





## Habitat for Humanity

### Single Family Detached Homes

From 2006 to 2014 Habitat for Humanity have added another 40 houses to their housing accomplishments. All of the houses are located in established neighbourhoods and owned by families who worked with volunteers to build their new home.

## New Rock Development

### Rosemont Court - 1225 Grey Street

This homeownership project is an infill of a closed school site, comprising of 74 townhouse units and 54 condominium units. NewRock Developments provides a mortgage assistance program and committed 45 of the units to be an attainable purchase price for households at or below the provincial maximum income levels.

## New Rock Developments & Habitat for Humanity

### Denim Townhomes - 4102 3rd Avenue North

A joint venture between North Ridge Developments and Habitat for Humanity, the housing development creates 11 new affordable townhouse condominium units.



## Ranch Ehrlo Society

### CHAZ Court – 1747 Montreal Street

Eight “pocket suites” were designed for young singles transitioning from foster homes, group homes, or other transitional types of housing to independent living. The units are 200-290 square foot, self-contained rental units located in the Heritage neighbourhood.



## Oak Park Living (now Porchlight)

### Velocity and Life Townhomes

Two residential projects in Harbour Landing combining townhomes and apartment style condominiums with units ranging from one to three-bedroom units. Ninety-three of the 180 total units have been set aside for households that qualify for capital grants based upon provincial income levels.



## Eden Care Communities

**1100 Broadway Avenue**

Milton Heights is an existing apartment building built in the 1950s. When the building was donated to Eden Care, it was in need of significant repair. Saskatchewan Housing Corporation assisted in the funding of the renovation and Eden Care now provides 135 below market rent units for seniors and persons with disabilities. The renovation created seven additional accessible rental suites funded by the City's capital grants.

## P.R. Investments Inc.

**1936 Cameron Street**

P.R. Investments built a nine-unit rental apartment building in the Cathedral neighbourhood. This infill project contains seven to one-bedroom units and two, two bedroom units. Eight of these units will be kept at an affordable rent.



## Halifax Holding Inc.

**1927 and 1945 Halifax Street**

Halifax Holdings constructed two 11-unit affordable rental units in the Heritage Neighbourhood. The project consists of a total of twenty – two bedroom units and two, three bedroom accessible units which are provided at below average rent for the area.

## Ehrlo Community Services

**McEwen Manor – 2027 Osler Street**

McEwen Manor is a 40-unit residential mixed building on Osler Street. The building is the result of a partnership between the Ranch Ehrlo Society, Phoenix Residential Society and three levels of government. The building provides affordable housing to people with serious mental health challenges and allows them to live independently.

## Gustafson Enterprises

**14 Single Family Detached Homes**

Gustafson Enterprises built 14 infill homes in North Central. The houses were built by a partnership with local agencies such as Transitions to Trades which assist with life and trade skills. All fourteen houses have secondary suites, creating 28 affordable rental units in total.

## Highland Park Housing Association

**101 Lorne Street**

Highland Manor is a 50-unit low rise rental apartment complex for low to moderate-income seniors. The site was originally city owned property. The Highland Park Housing Association acquired land from the City and received capital funding for each affordable unit created.



## Silver Sage Housing

5525 Dewdney Avenue

Located on a former bus turn-around site sold by the City, the project creates 14 new affordable rental units. Silver Sage Housing is a non-profit organization and is developing the units primarily for First Nation mothers and their children with the intent of keeping families together and out of foster care. The project will begin construction in 2016.



## Gabriel Housing

2059 Edward Street

Also located on a former bus turn-around site sold by the City, the project creates six new affordable rental units. Gabriel Housing is a non-profit housing provider with a mission to contribute, manage and administer affordable and safe housing to Métis urban dwellers.



## Anagram Properties Inc.

3901-3961 James Hill Road

The 32 unit condominium development provides affordable and sustainable housing with a total of 406 solar panels installed, generating an estimated 4,250 kilowatt hours (kWh) of electricity per year.







## APPENDIX B: COMPREHENSIVE HOUSING STRATEGY – IMPLEMENTATION UPDATE

June 2016

Strategy	Notes/Update
SHORT TERM STRATEGIES	
1. Refine current property tax and capital incentives to target the issue of insufficient supply of rental and affordable housing	<p><b>2013-2014</b>  Amendments to Housing Incentives Policy (HIP) were put in place November 1, 2013 with additional housekeeping revisions effective November 1, 2014.</p> <p>A score card was established for capital incentives to rank and prioritize projects.</p> <p>All housing incentives have been placed in one document.</p> <p><b>2015</b>  Amendments to the Housing Incentives Policy (HIP) were made in late 2015 to better address where housing needs are greatest in terms of affordability, housing condition and supply – prioritizing affordable rental units, developments of non-profit organizations and development within areas in need of revitalization.</p>
2. Leverage the City's land assets to increase the supply of rental, affordable and special needs housing, promote the diversity of housing, and support the creation of complete neighbourhoods	<p><b>2013-2014</b>  Five city-owned sites offered by RFP in Sept 2013. Three smaller sites were purchased by Habitat for Humanity. Two larger sites were purchased by Gabriel Housing and Silver Sage Housing. The developments will create a total of 22 new affordable units. Development is expected to begin in 2015.</p> <p><b>2015</b>  Development of six new affordable rental units by Gabriel Housing is underway on a former city-owned parcel. Completion of two single-detached homes on former city-owned parcels completed in 2015 by Habitat for Humanity.</p>
3. Foster the creation of secondary suites	<p><b>2013-2014</b>  Pilot projects for laneway housing in Greens on Gardiner and Harbour Landing are underway.</p> <p>Revisions to the HIP in 2013 allow for tax incentives of 25 per cent of property tax for a suite added to an owner-occupied home.</p>

Strategy	Notes/Update
	<p>Research of best practices and lessons learned in laneway housing (Calgary, Saskatoon, Winnipeg, Edmonton and Vancouver).</p> <p><b>2015</b> Laneway and Garden Suite Guidelines created. A pilot project for laneway suites on infill sites will test the Guidelines for laneway housing.</p>
5. Develop policies to support the use of alternative development standards	<p><b>2013-2014</b> Strategy will be considered with further implementation of the OCP and Zoning Bylaw review.</p> <p><b>2015</b> Strategy will be considered with the Zoning Bylaw Review.</p>
6. Implement a policy and process to prioritize affordable housing and special needs housing developments through the planning approval process	<p><b>2013-2014</b> A process for prioritizing below market and affordable housing projects has been established with a check box added to development applications to allow for “first of queue” for units eligible for Housing Incentives.</p> <p>Members of the Current Planning and Neighbourhood Planning branches meet to review Development/Design criteria for HIP applications.</p> <p><b>2015</b> An updated scorecard created for the revisions to the HIP in 2015 prioritizes funding where housing need is greatest: namely affordable rental units.</p> <p>The Neighbourhood Planning Branch continues to work with the Current Planning Branch to identify developments with the potential to meet HIP eligibility through the development review process.</p>

Strategy	Notes/Update
<p>7. Work with the Regina Regional Opportunities Commission (now Economic Development Regina) and regional partners to encourage major new developments/investments to prepare a housing plan</p>	<p><b>2013-2014</b> Research done on potential large investments and employment in Regina and surrounding area that would affect housing need. Research on best practises on current workforce housing underway.</p> <p>A Regional Planning Branch has been created and will help with regional partnerships to evaluate housing needs and seek solutions.</p> <p><b>2015</b> Neighbourhood Planning Branch continued to work with the Regional Planning Branch as well as external stakeholders to track the potential impact of large regional infrastructure projects on the housing supply in Regina.</p>
<p>9. Advocate to federal and provincial governments for additional support for rental, affordable, and special needs housing</p>	<p><b>2013-2014</b> The Mayor's Housing Commission serves to foster partnerships with other levels of government and includes representation from Saskatchewan Housing Corporation (SHC). There continues to be on-going conversations with other levels of government regarding housing support.</p> <p><b>2015</b> Administration continues to communicate with Saskatchewan Housing Corporation through quarterly meetings to understand changes in provincial programs and possible impacts on the City's programs and affordable housing development. Administration is in contact with the Saskatchewan representative for CMHC to receive updates on federal housing programs. No significant program changes were made by either level of government in 2015.</p>
<p>11. Promote and assist landlords and others in accessing existing Provincial housing repair funding</p>	<p><b>2013-2014</b> The Administration encourages landlords to contact Saskatchewan Housing Corporation (SHC) regarding housing repair programs. Funding for the Province's Rental Repair Program is allotted in cycles and is not always available.</p> <p>Best practise research on repair programs throughout Canada is on-going.</p> <p><b>2015</b> Administration continues to research municipal repair programs and to track progress on housing repair through building permit data. Current provincial repair programs include the Homeowner Repair program for low-income homeowners, the Secondary Suite program</p>

Strategy	Notes/Update
	(stackable with a partial tax exemption through the HIP), and a component of the Rental Development Program, which includes funding for Acquisition and Repair (A & R) of buildings for affordable rental housing. On-going, quarterly meetings with SHC are an opportunity to understand any new repair-related programs through the province.
25. Develop and promote prototypes and pilot initiatives of innovative housing forms	<p><b>2013-2014</b> Greens on Gardiner and Harbour Landing laneway suite pilot projects approved.</p> <p><b>2015</b> Laneway and Garden Suite Guidelines created. A pilot project for laneway suites on infill sites will test the Guidelines for laneway housing.</p>
31. Prepare an implementation plan for the Comprehensive Housing Strategy (CHS) and annual reports to monitor achievements and outline annual work plans	<p><b>2013-2014</b> Implementation Plan for the CHS was approved by Council in June 2013. Work plans are expanded and revised for each strategy as strategies progress. There will be an annual CHS implementation update (this document).</p> <p><b>2015</b> CHS annual report and scorecard (this document) is used to track progress based on the CHS Implementation Plan.</p>
34. Update data in the CHS when the full 2011 Statistics Canada Census data is released, and adjust strategies as required	<p><b>2013-2014</b> Census data from 2011 is available and has been updated in CHS documents including a report to MHC and Council in Q2 of 2014. Going forward, Census data will be updated every five years as available.</p> <p>Monitoring of other housing data includes: CMHC data collection (monthly); vacancy rates (bi-annual). Tracking of internal data such a building permits and housing development projects is on-going. Relevant data will be include in annual reports on the CHS.</p> <p><b>2015</b> Monitoring of the housing situation is on-going using a variety of data sources. New Neighbourhood Profiles were released for Regina's 29 neighbourhoods based on 2011 Census data including demographic and land use data. CHS will be updated with Census data when the results of the 2016 Census are released (data anticipated in 2018).</p>



Strategy	Notes/Update
<b>MEDIUM-TERM STRATEGIES</b>	
4. Establish an interim innovative affordable housing rezoning policy that allows for consideration of rezoning applications immediately in specific existing residential or mixed use areas	<p><b>2013-2014</b> Strategy has not been initiated due to need for further work on the Zoning Bylaw review as part of the OCP implementation.</p> <p><b>2015</b> Scoping of the Zoning Bylaw review started in 2015. Strategy 4 from the CHS will be reviewed and evaluated as part of the policy review for the Zoning Bylaw.</p>
8. Permit density bonusing and transfer of development rights (TDR) to increase the supply of affordable and special needs housing.	<p><b>2013-2014</b> Future research will be done to consider regulations for TDR and density bonusing along corridors and urban centres as per the OCP growth plan and Zoning Bylaw review.</p> <p><b>2015</b> Scoping of the Zoning Bylaw review started in 2015. Density bonusing and transfer of development rights will be reviewed and evaluated as part of the policy review for the Zoning Bylaw project.</p>
10. Monitor changes to the existing rental housing stock	<p><b>2013-2014</b> A monitoring system has been established for internal and external housing data.</p> <p>The Condominium Policy Bylaw was updated in November 2013 and February 2014 to increase the vacancy rate percentage from 2 per cent to 3 per cent for two consecutive yearly reporting periods before the Administration would consider a conversion of rental units to condominiums. Other new requirements apply including a zone vacancy rate of 3% and restrictions on conversion for units receiving housing incentives.</p> <p><b>2015</b> On-going. Monitoring of internal and external housing data is on-going and housing statistics as reported in Appendix A of the annual report. Reports on the housing market also were provided to the Mayor's Housing Commission in the spring and fall based on data from CMHC Market Rental Reports for Regina and Saskatchewan.</p> <p>Administration conducted a review of and revisions to the <i>Condominium Policy Bylaw</i>, which was approved by City Council in November. With fall vacancy rates exceeding three per cent for 12 consecutive months, new applications for condominium conversions would</p>

Strategy	Notes/Update
	<p>be permitted. Revisions to the Bylaw were required to align with provincial changes to the <i>Condominium Property Act</i> and the <i>Condominium Property Regulations</i> requiring that the impact of a condominium conversion on rental supply be evaluated. Amendments to the Bylaw help to protect and maintain the existing rental stock by preventing the conversion of a rental building from lowering rental vacancy rates below three per cent at the neighbourhood level. Exceptions are made for vacant and heritage buildings as well as buildings with fewer than five units.</p>
<p>12. Advocate to the federal and provincial governments for additional support for the retention and regeneration of the existing housing stock</p>	<p><b>2013-2014</b> On-going. This strategy will be considered with CHS Strategy 11.</p> <p><b>2015</b> On-going. This strategy will be considered with CHS Strategy 11 and on-going communication with federal and provincial housing representatives. The Province currently has three programs that serve to retain/regenerate existing housing stock: the Homeowner Repair program for low-income homeowners, the Secondary Suite program (stackable with a partial tax exemption through HIP), and a component of the Rental Development Program, which includes funding for building Acquisition and Repair (A &amp; R).</p>
<p>13. Develop a strategy for improving compliance with safety and property maintenance standards</p>	<p><b>2013-2014</b> Strategy will be considered with CHS Revised Strategy 15 and Strategy 33.</p> <p><b>2015</b> Research and evaluation of a rental licensing program underway with a report to Executive Committee and Council in spring 2016. A review of the <i>Property Maintenance Bylaw</i> governing property tidiness and maintenance underway with a new <i>Community Standards Bylaw</i> presented in early 2016 to provide standards for investigating nuisance complaints and enforcement mechanisms for dealing with repeat offenders. A review of the <i>Fire Bylaw</i> also underway, which includes requirements for fire safety requirements for rental properties.</p>
<p>15. <del>Foster the creation of temporary rental housing and rooming houses/ single room occupancies;</del> Foster the creation of diverse and economical rental accommodations</p>	<p><b>2013-2014</b></p>

Strategy	Notes/Update
	<p>Strategy 15 was revised in October 2013. The Zoning Bylaw was amended November 2013 to address residential homestays by requiring a development permit to rent accommodations in residential areas for less than 30 days.</p> <p>A report updating Council on residential home stays went forward on November 27, 2014 resulting in a motion for the Administration to report back in Q4 of 2015 outlining options for target licensing of rental properties in the R1-residential detached zone.</p> <p><b>2015</b> Research and evaluation of a rental licensing program underway with a report brought to Executive Committee and Council in spring 2016.</p>
16. Facilitate the creation of additional apartment units through changes to the Zoning Bylaw	<p><b>2013-2014</b> Current pilot projects (laneway suites) and Direct Control Districts (Greens on Gardiner Mixed-Use District, Canterbury Park (former Diocese of Qu'Appelle Lands) have increased housing diversity. The Intensification Workplan and Zoning Bylaw Review will explore further options for housing diversity including additional apartment units.</p> <p><b>2015</b> Changes to zoning that may impact multi-unit residential buildings will be considered with the Zoning Bylaw Review Project. Rezoning of a select number of sites to pilot laneway suites on infill properties will follow the Laneway and Garden Suites Guidelines project.</p>
17. Establish policies in the Official Community Plan that specify housing targets by type/density, tenure, and affordability; an intensification target; and a rental housing vacancy rate target	<p><b>2013-2014</b> The OCP establishes guidelines of 30 per cent infill and 70 per cent greenfield development and encourages 50 persons per/hectare for new developments.</p> <p>CMHC Fall 2014 Market Rental Vacancy Report reports 3 per cent vacancy rate for Regina CMA. HIP and Condo Conversion amendments have been critical in achieving 3 per cent vacancy.</p> <p><b>2015</b> On-going monitoring of the infill/greenfield split and vacancy rates. The fall 2015 rental vacancy rate was reported as 5.4 per cent. Infill development as a percentage of overall development was recorded as 20 per cent for the two-year period of 2014-2015.</p>

Strategy	Notes/Update
<p>19. Encourage the creation of accessible housing through Official Community Plan policy changes</p>	<p><b>2013-2014</b>  OCP Policies 8.15 and 8.16 were created to support housing for persons with specific needs:  8.15 <i>Work with stakeholders to create and preserve barrier-free housing and housing for persons with specific needs.</i>  8.16 <i>Permit group care facilities in residential and mixed-use neighbourhoods.</i></p> <p>City Administration has participated in stakeholder sessions to create a provincial a Disability Strategy, which may include additional requirements for accessibility in housing. A draft strategy anticipated for spring 2015; provincial goals will be considered with the 2015 review of the City's HIP to support accessible housing.</p> <p>With 2014 revisions to the HIP, a score card of development criteria for housing incentives encourages development of accessible units that exceed the required five per cent in multi-unit rental developments and the creation of accessible units in ownership developments.</p> <p><b>2015</b>  Revisions to the Housing Incentives Policy (HIP) included amendments to the design and development scorecard, which is used to assess projects based on the policy objectives of the HIP, CHS and OCP. Additional points were added to the scorecard for projects providing 10 per cent or more accessible or barrier-free units.</p>
<p>20. In the Official Community Plan permit housing for persons with special needs, through a range of housing types, in all residential land use designations</p>	<p><b>2013-2014</b>  The above mentioned OCP policies 8.15 and 8.16 respond to the needs of the community by facilitating choice and integration of housing for persons with specific needs.</p> <p>CHS strategies 2, 9 and 19 also work to address housing options.</p> <p><b>2015</b>  Revisions to the Housing Incentives Policy (HIP) included amendments to the design and development scorecard to add points for projects focused on the accommodation of clients with special needs. Additional land use regulations to accommodate special needs housing (e.g. group care facilities) will be considered with the Zoning Bylaw Review.</p>

Strategy	Notes/Update
21. Add a policy to the OCP to consult and work with Aboriginal groups to develop affordable housing	<p><b>2013-2014</b> Current practice is to work with Aboriginal groups, and to consult stakeholders and partners through on-going meetings and conversations to understand the housing needs of First Nations, Inuit and Métis groups. First Nations and Métis housing providers are recipients of housing incentives. The Mayor’s Housing Commission includes representation from an Aboriginal housing organization, Namerind Housing.</p> <p>OCP Policy 13.21 also directs the City <i>to collaborate with First Nations, Métis and Inuit communities and other levels of government to identify opportunities to support Aboriginal initiatives within the city.</i></p> <p><b>2015</b> On-going. Non-profit housing providers including First Nations and Métis organizations were engaged as part of the consultation for revisions to the Housing Incentives Policy.</p>
22. Add a policy to the Official Community Plan to formalize the city’s policy of discouraging down zoning to support an increased diversity of housing options	<p><b>2013-2014</b> Strategy will be considered as part of the Zoning Bylaw Review.</p> <p><b>2015</b> Strategy will be considered as part of the Zoning Bylaw Review.</p>
23. Define attainable and affordable housing in the Official Community Plan	<p><b>2013-2014</b> The OCP glossary defines attainable housing. Current documents of the CHS define affordable and attainable housing:</p> <p><u>Affordable housing</u> – housing that is adequate in its state of repair and is affordable in that the cost of housing is less than 30 per cent of household income (CMHC definition).</p> <p><u>Attainable housing</u> – a situation where households at various income levels can find and secure (attain) suitable, adequate, and affordable housing and can move on to other options. The definition recognizes the housing needs of the full range of income groups and households. Implicit in this usage of attainability is that idea that a range of housing options (type, accessibility levels, size, tenure, cost exist in the local market).</p> <p><b>2015</b> Revision to the HIP included a revision to the definition of affordable housing to clarify that the definition of affordable housing as not exceeding 30 per cent of the household’s gross income is “excluding costs for utilities, parking and other related expenses”.</p>



Strategy	Notes/Update
24. Define an adequate land supply in the Official Community Plan	<p><b>2013-2014</b> The OCP growth plan and annexation define adequate land supply to support projected growth. An interim Phasing and Financing Plan was established as part of the implementation of the OCP.</p> <p><b>2015</b> A Phasing and Financing Plan was established and approved in conjunction with revised Servicing Agreement Fees (SAFs) to guide future development in a financially sustainable manner.</p>
27. Continue to support housing and homelessness initiatives through the Community Investment Grants Program and identify ways to allocate funding for maximum community impact	<p><b>2013-2014</b> Community Investment Grants fund organizations that provide community and social development programs and services, such as shelters and transitional housing supports. In 2013, the City provided \$188,000 in Community Investment Grants; the 2014 total was \$106,842.</p> <p><b>2015</b> \$137,582 was allocated to organizations involved with housing including Oxford House Society of Regina Inc., SOFIA Housing, YWCA Isabel Johnson Shelter Outreach Support, Regina Transition Women's Society and Carmichael Outreach.</p>
28. Continue to play a lead role in the federal government's Homelessness Partnering Strategy (HPS) by preparing the Community Plan to Address Homelessness	<p><b>2013-2014</b> HPS work is on-going. The Community Plan on Homelessness was completed in 2014. The plan identifies the community priorities to impact homelessness in Regina. The 2014 funds were allocated based on the priorities identified in the Community Plan.</p> <p><b>2015</b> HPS priorities in 2015 included completing a Point in Time (PIT) Count on homelessness and developing a Housing First model for Regina. In May, over 150 volunteers took to Regina's streets to count and survey Regina's homeless community for Regina's first PIT Count. A total of 232 people were enumerated in the count.</p> <p>The Community Advisory Board (CAB) developed a model and implementation plan for Housing First, a principle based on the assumption that stable, permanent housing is the first and primary need of a homeless individual. A model for Regina is based on extensive community consultations. HPS funds will support the implementation of the model in 2016.</p>

Strategy	Notes/Update
30. Support the redevelopment of brownfields, greyfields and bluefields for affordable housing development	<p><b>2013-2014</b> Brownfield development research has been conducted and an informational report was considered by Executive Committee on November 12, 2014. Redevelopment of these types of sites will be studied as part of the Intensification Workplan.</p> <p><b>2015</b> As part of the implementation of the IWP and intensification policies of the OCP, Neighbourhood Planning is scoping a study, the Underutilized Land Study (ULS), to research barriers to infill and development of under-utilized land such as vacant lots and brownfields. A 2017 budget ask and application to the Federation of Canadian Municipalities for funding through the Green Municipal Fund will take place in 2016.</p>
32. Consolidate the City's housing functions, build the capacity of staff related to housing and dedicate staff time to housing facilitation	<p><b>2013-2014</b> Current staffing for the housing portfolio includes 3.5 FTE: a Senior City Planner (lead), half time of a second Senior Planner, a City Planner II and Planning Assistant.</p> <p><b>2015</b> Current staffing for the housing portfolio includes 3 FTE: a Senior City Planner (lead), a City Planner II, .5 of a second Senior Planner and .5 of a Planning Assistant.</p>
33. Prepare educational materials and engage in educational outreach about the full range of housing and related funding programs available in Regina	<p><b>2013-2014</b> Regina.ca has been updated with new housing policy information and the Design Regina website includes links to all Comprehensive Housing Strategy documents. Background documents and housing data information is updated on this site as available. A Housing Incentives brochure has been created and will be available at City Hall.</p> <p><b>2015</b> Consultation sessions were held as part of the review of the Housing Incentives Policy (HIP) to gather feedback and engage housing providers who have accessed the City's housing incentives. A new interactive map was created as part of the review of the HIP, which allows housing providers to search for housing incentives eligibility based on property address and housing type. A brochure summarizing the new HIP was created and distributed at drop-in sessions for the HIP and other housing-related meetings.</p>

Strategy	Notes/Update
<p>35. Play a lead facilitation role in establishing and coordinating a housing and homelessness coalition of community stakeholders as a way of coordinating collaboration, engaging stakeholders, and obtaining advice</p>	<p><b>2013-2014</b>  The Mayor's Housing Commission was established in 2013 and is comprised of members with extensive experience and background in various areas of the housing sector. Mayor's Housing Summits in 2013 and 2014 brought together housing stakeholders with a diversity of backgrounds.</p> <p>A member of City Administration continues to Chair the Community Advisory Board (CAB) of the Homelessness Partnering Strategy. The Board is made up of a cross-section of stakeholders, including representatives of the three levels of government, the health region and the non-profit sector. The CAB developed Regina's Community Plan on Homelessness in 2014 based on extensive community consultations and input.</p> <p>Regina has a Cold Weather Strategy to support those at risk of homelessness. The purpose is to ensure that services work together so everyone sleeps in a safe place on cold nights in Regina.</p> <p><b>2015</b>  The Mayor's Housing Commission continues to play a lead role in guiding the implementation of the CHS. A member of City Administration continues to Chair the Community Advisory Board (CAB) of the Homelessness Partnering Strategy. The Cold Weather Strategy was in place for the 2015-16 winter.</p>
<p>36. Over time update long-range planning documents to be consistent with the Comprehensive Housing Strategy</p>	<p><b>2013-2014</b>  On-going.</p> <p><b>2015</b>  On-going.</p>

Strategy	Notes/Update
<b>LONG -TERM STRATEGIES</b>	
14. Explore the option of developing a Regina rental housing repair initiative that involves a revolving fund to provide loans for affordable rental housing repair, and exemptions on incremental taxes due to the repairs/improvements	<p><b>2013-2014</b> As dictated in <i>The Cities Act</i>, the City is restricted in its ability to loan money. Historically, the Province has provided funding for housing repair. Based on analysis of the housing situation, the City could consider partnering with the Provincial program. Research on other municipal repair programs is on-going for Strategy 11.</p> <p><b>2015</b> Discussions with the Province are on-going to understand provincial repair programs. Residential heritage properties are eligible for tax incentives for the conservation of heritage buildings based on criteria established in the City of Regina's Heritage Incentive Policy. The City's tax exemption for the creation of a secondary suite in an existing house is meant to contribute to the quality of housing by bringing basement suites up to building code requirements. This incentive is stackable with capital funding under the provincial Secondary Suite program.</p>
26. Support a community outreach initiative to demonstrate the benefits and opportunities of increased density and diversity	<p><b>2013-2014</b> There are future opportunities through implementation of the OCP to include educational materials on planning and policy development. Community engagement will play an important part of the Intensification Work Plan to prepare the community for the future discussions of intensification.</p> <p><b>2015</b> Public consultation for the Infill Guidelines and Laneway and Garden Suites guidelines provided an opportunity to increase understanding of the OCP's goals around intensification and the benefits of density and housing diversity.</p>
29. Strengthen Official Community Plan policies related to encouraging a mix of land uses, walkable neighbourhoods, and access to public transportation	<p><b>2013-2014</b> OCP Policies 7.1 to 7.6 were established to enable the development complete neighbourhoods. The Regina Downtown Neighbourhood Plan (RDNP) also contains strategies to increase walkability, improve transit services and create a mixed-use environment.</p> <p><b>2015</b> This topic is considered as part of the Intensification Work Plan and future Neighbourhood and Corridor Plans.</p>

*Strategies removed:*

**Strategy 18.** Add a policy to the Official Community Plan that neighbourhood level plans identify target percentages for different housing types and forms within the neighbourhood. *Strategy has been deemed unfeasible by Administration.*

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## APPENDIX C



### Comprehensive Housing Strategy – Implementation Scorecard

January – December 2015




The measures in this scorecard were developed in the Housing Strategy Implementation Plan, approved by Council in June 2013. An annual update on the Comprehensive Housing Strategy will include this scorecard.



Issue/Goal	Strategies	Intended Outcome	Target	Progress towards goal	Status
1. Inadequate Supply of Rental and Affordable Housing	Strategies 1, 2, 3, 4, 5, 7, 8, 9	Increase the percentage of rental units created.	<p>Increase percentage of rentals to 30% of total building starts.</p> <p><i>Background: Purpose built rentals for 2011 and 2012 were 18% of total starts yet the split of rent to ownership tenure was 32% to 68% thus more rental units in proportion to total starts is needed.</i></p> <p><i>Purpose-built rental starts in 2013 increased to 24% with a remaining 76% as ownership. 2014 saw housing starts increase to 41% purpose-built rental and 59% ownership.</i></p>	<p><b>2015</b></p> <p>Purpose-built rental continues to increase from 41% in 2014 to 49% of housing starts in 2015. Ownership saw a slight decline from last year to 51%. This reflects that ownership and rental housing starts were nearly equal in comparison to previous years.</p>	
	Strategies 1, 2, 3, 4, 5, 7, 8, 9	Increase percentage of multi-unit buildings as percentage of total housing starts (trend towards multi-unit and semi-detached)	<p>Multi-unit buildings make up 55% or more of all annual starts; multi-unit includes townhouses and other attached or semi-detached units.</p> <p><i>Background: 58% of starts were multi-unit in 2012. In 2014, multi-unit housing starts reached 68%. The multi-unit housing starts consisted of 13% Semi-detached, 18% Row Housing and 69% Apartments.</i></p>	<p><b>2015</b></p> <p>Multi-unit housing starts were consistent with last year at 68% and single family dwellings (SFD) at 32%. Although no significant change has occurred, multi-unit housing continues to exceed the target annual residential start.</p>	

Issue/Goal	Strategies	Intended Outcome	Target	Progress towards goal	Status
1. Inadequate Supply of Rental and Affordable Housing (cont'd)	Strategies 1, 2, 3, 4, 5, 6, 7, 8, 9	Increase in vacancy (3% by 2017).	<p><i>Background: Vacancy rate was 1% in fall 2012 and 1.8% in fall 2013. The CMHC rental vacancy rate is measured in spring and fall annually.</i></p> <p><i>By the 2014 Fall CMHC Report, vacancy rates had reached 3% for the first time since 2006.</i></p>	<p><b>2015</b></p> <p>A vacancy rate of 5.4% was reported in the 2015 Fall CMHC Report. This reflects an increase in rental stock with the vacancy rate above the target by 2.4%.</p>	
2. Poor Condition of Existing Housing Stock	Strategies 10, 11, 12, 13, 14	Reinvestment in existing housing stock.	<p>Evidence of reinvestment in existing housing stock through referral to and uptake in applications to SHC rental repair program (RRAP program).</p> <p>Market solutions such as renovation of non-residential and heritage buildings.</p> <p><i>Background: The OCP provides policies to support the maintenance, preservation and adaptive re-use of heritage properties. Renovation incentive programs are currently provided through the Province. The City also offers the Heritage Building Rehabilitation Program Tax Exemption which is provided to developments listed as Municipal Heritage Properties.</i></p> <p><i>Regina currently has four apartment buildings identified in the Municipal Heritage Holding Bylaw and eight buildings listed as Municipal Heritage Properties.</i></p>	<p><b>2015</b></p> <p>The RRAP program from the Province remains on hold for review with no further applications accepted since 2014. Administration has completed best practice research on repair programs in other municipalities in Canada and continues to discuss the possible renewal of the rental repair program administered by the Province.</p> <p>With the recent updates to the Heritage Building Rehabilitation Program, a total of one residential development applied under the program in 2015 for the rehabilitation of a Carriage House.</p>	



Issue/Goal	Strategies	Intended Outcome	Target	Progress towards goal	Status
			<i>Best practise research on repair programs throughout Canada is on-going.</i>		
2. Poor Condition of Existing Housing Stock (cont'd)	Strategies 10, 11, 13, 14	<p>Increase in renovations to existing residential buildings.</p> <p>Fewer rental units reported as needed significant repair (current 1 in 10; Stats Canada 2006).</p>	<p>Increase in number of renovations year-over-year.</p> <p>Target is to decrease the percentage of rental units requiring significant repair.</p> <p><i>Background: In 2011, Stats Canada reported that there were 7,470 occupied private dwellings in need of major repair, equalling 9.3% of private dwellings. This is an increase of dwelling requiring repairs by 1.3% from the 2006 Census.</i></p>	<p><b>2015</b></p> <p>An increase in building permit applications for renovations<sup>1</sup> of residential buildings were reported. There were 777 permit applications in 2014; in 2015 the number of building permits associated with renovations rose to 1,026 applications.</p>	
3. Lack of Diversity of Housing Options, Including Housing for Distinct and Special Needs Groups	Strategies 15, 16, 19, 20, 21, 25, 26	Innovative housing models.	<p>New innovative housing and pilot projects to foster greater diversity in the housing market.</p> <p><i>Background: Laneway suites have been constructed as part of a pilot project in greenfields. As of December 2015, a total of 11 laneway suites in Greens on Gardiner and two in Harbour Landing have been built. 12 more laneway suites will be developed within Harbour Landing as part of the ongoing pilot project.</i></p>	<p><b>2015</b></p> <p>Building on the <i>Design Regina: The Official Community Plan (OCP)</i> goals for Intensification, the City kicked off two studies to promote and establish guidelines for Infill Housing as well as Laneway and Garden Suites in Regina's established neighbourhoods.</p> <p>With the Laneway and Garden Suite Guidelines endorsed by City Council in December of 2015, selection process for pilot sites will commence in 2016</p>	

<sup>1</sup> Estimate of renovations consist of the number of building permits taken out for “additions”, “alteration” and “repair” of residential developments. This does not include secondary suite, accessory structures, decks and basement developments.

Issue/Goal	Strategies	Intended Outcome	Target	Progress towards goal	Status
3. Lack of Diversity of Housing Options, Including Housing for Distinct and Special Needs Groups (cont'd)	Strategies 16, 17, 19, 20, 21, 22, 24, 25, 26	Diversity of housing types within new housing developments.	Increase diversity of housing types within new housing developments; target to be at least 50% of new developments are a housing type other than single-family detached (was 58% in 2012).	<b>2015</b> Diversity of housing types have significantly increased since 2013 with single family detached housing starts in 2014 and 2015 at 32% and multi-unit housing making up around 68% of the housing market.	
	Strategies 19, 20, 21, 22, 23, 24, 25, 26, 27, 28	Housing options for vulnerable population groups including Aboriginal, Homeless, Transitional and Special Needs.	Encourage and increase housing to address vulnerable population groups including Aboriginal, Homeless, Transitional and Special Needs.  <i>Background: Housing Incentive Policy (HIP) provides capital grants to rental units rents established as 30 per cent of gross income based on the provincial Saskatchewan Household Income Maximums based on unit size.</i>	<b>2015</b> In 2015, Capital grant commitment exceed previous years with 73 of 162 units being offered as below market and affordable rental units. The construction of purpose built rental units in 2015 also saw an increase to 883, up from 454 in 2014. The housing options are anticipated to offer affordable living options for young individuals in transition, seniors, Aboriginal, individuals with health challenges and families.	
4. Need to Create Complete Communities and Sustainable Neighbourhoods with Access to Services	Strategies 1, 29, 30	Create complete communities across the City with access to services, amenities and public transit and mobility options	Strengthen Official Community Plan policies to create complete communities	<b>2015</b> To evaluate the increase in completeness of communities (e.g. transit service, services, age-friendly measures, etc.), more time is needed for the implementation of the OCP.	

Issue/Goal	Strategies	Intended Outcome	Target	Progress towards goal	Status
4. Need to Create Complete Communities and Sustainable Neighbourhoods with Access to Services and Amenities (cont'd)			Increase or encourage mixed-use development	<p><b>2015</b></p> <p>Two mixed use projects with market residential units were approved in 2015 by City Council. The proposals included a restaurant with 12 residential units at 3934 Dewdney Avenue as well as a proposed multigenerational care facility including a special care home, assistant living, a private school and four residential housing units located at 5540 Waterer Road.</p> <p>No applications were made through the HIP program in 2015 for affordable housing units within a mixed use development.</p>	
	Strategies 23, 26	Better public understanding and support for housing density and diversity	<p>Community engagement and outreach activities to demonstrate benefits of density and diversity.</p> <p>Background: Mayor's Housing Summit was introduced in 2013 and brought together 250 members of the housing community. In 2014 the Housing Summit was held in October with 190 attendees and presenters from all over Canada.</p> <p>Presentations featured lessons learned from other municipalities in the planning and development of infill and affordable housing.</p>	<p><b>2015</b></p> <p>The City continued its focus on housing initiatives in 2015 including various public engagement sessions pertaining to infill as well as Laneway and Garden Suites.</p>	



Issue/Goal	Strategies	Intended Outcome	Target	Progress towards goal	Status
5. Need to Address Housing Issues Immediately with the Help of Federal and Provincial Governments as well as Other Stakeholders	Strategies 31, 32, 33, 34, 35, 36	Bolster help of provincial and federal governments and agencies to address housing issue in Regina.	<p>Increase in uptake in federal and provincial housing programs.</p> <p>Background: The City had previously partnered with the Province on the Affordable Home Ownership Program (AHOP) to provide funding equivalent to five year <i>education tax on a property</i> where a capital grant had been provided.</p> <p>The City also participated in the Province's Rental Construction Incentive (RCI) to provide tax incentives for purpose-built rental and up to a \$5,000 per unit from the Province.</p>	<p><b>2015</b></p> <p>The City previously participated in the Province's Affordable Home Ownership Program (AHOP) and Rental Construction Incentive (RCI) to provide tax relief however both programs were no longer offered after 2014.</p> <p>The HIP provides a 25% property tax incentive for the development of a secondary suite. This aligns with the Province's secondary suite development program.</p> <p>Headstart on a Home program has financed eight projects since 2012 where developers have set aside units in their development for affordable homeownership units eligible for the City's capital grants.</p>	
5. Need to Address Housing Issues Immediately with the Help of Federal and Provincial Governments as well as Other Stakeholders (cont'd)	Strategies 31, 32, 33, 34, 35, 36	Better public understanding of City's role in housing and city, provincial and federal programs to support.	Educational materials to increase understanding of City's role in housing and other federal and provincial resources and help landlords to access funding sources.	<p><b>2015</b></p> <p>Regina.ca has been updated with current HIP information and all CHS documents are available online.</p> <p>HIP brochure and application documents available on 9<sup>th</sup> floor for customers. A new interactive map was created as part of the review of the HIP, which allows housing providers to search for housing incentives eligibility based on property address and housing type.</p>	

Issue/Goal	Strategies	Intended Outcome	Target	Progress towards goal	Status
				Outreach techniques are consistently updated to find new ways of providing information to developers, and residents.	

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August 29, 2016

To: His Worship the Mayor  
and Members of City Council

Re: 2016 Semi-Annual Review of Closed Executive Committee Items

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**RECOMMENDATION OF THE EXECUTIVE COMMITTEE  
- AUGUST 10, 2016**

That this report be received and filed.

*EXECUTIVE COMMITTEE – AUGUST 10, 2016*

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

Councillors: Bryon Burnett (Chairperson), Sharron Bryce, John Findura, Jerry Flegel, Shawn Fraser, Bob Hawkins, Mike O'Donnell and Barbara Young were present during consideration of this report by the Executive Committee.

The Executive Committee, at the **PRIVATE** session of its meeting held on August 10, 2016, considered the following report from the City Manager:

RECOMMENDATION

That this report, along with Schedule 1, be forwarded to City Council for information.

CONCLUSION

The Committee should review the provided information on reports considered in private session to determine whether any reports may now be released to the public.

BACKGROUND

Pursuant to Section (4) of Schedule "A" of the Procedure Bylaw, the Administration has undertaken a review of all confidential items considered by the Committee since its last review to determine which of the reports are no longer confidential in nature and can now be released to the public.

DISCUSSION

The reports considered by the Executive Committee in private session from January to June, 2016 have been compiled into the following categories on the attached schedule:

Reports considered by the Committee and subsequently forwarded to City Council for approval (Schedule 1).

## RECOMMENDATION IMPLICATIONS

### Financial Implications

There are no financial considerations with regards to the recommendations.

### Environmental Implications

There are no environmental implications related to the recommendations.

### Strategic Implications

A semi-annual review of matters considered in closed session promotes an open and transparent government.

### Other Implications

There are no other implications associated with the recommendations.

### Accessibility Implications

There are no accessibility implications associated with the recommendations.

## COMMUNICATION PLAN

Items included on public agendas are posted to the City's website.

## DELEGATED AUTHORITY

The recommendation contained in this report require City Council approval.

Respectfully submitted,

EXECUTIVE COMMITTEE



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Erna Hall, Secretary

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**REVIEW OF CLOSED EXECUTIVE COMMITTEE ITEMS  
JANUARY-JUNE – 2016 REVIEW**

**REPORTS FORWARDED TO CITY COUNCIL**

<b>Date Last Considered</b>	<b>Subject</b>	<b>Date Submitted to Council</b>
January 13, 2016	E16-1 - Out-of-Scope Wage Increase  E16-3 - Appointment to Fiduciary Boards	January 21, 2016
February 17, 2016	E16-7 – 2015 Semi-Annual Review of Closed Executive Committee Items  E16-8 – 2015 Review of Private Outstanding Items  E16-9 – Support to Host the Ladies Professional Golf Association (LPGA) - 2018 Canadian Pacific Women’s Open	February 29, 2016  February 29, 2016  March 29, 2016
March 16, 2016	E16-4 – Residential Rental Licensing	April 13, 2016 EX meeting April 25, 2016 Council meeting
April 13, 2016	E16-15 – 2016 Appointments to Regina’s Warehouse Business Improvement District Board	April 25, 2016
May 18, 2016	E16-21 – 2016 Citizen Nominee for the Regina Airport Authority (RAA) (Tabled to June 15, 2016)  E16-22 – 2016 Appointments to Mayor’s Housing Commission	June 27, 2016  May 30, 2016
June 15, 2016	E16-25 - Buffalo Pound Water Treatment Corporation (Buffalo Pound) – Election of Directors  E16-27 - Tentative Agreement with the Amalgamated Transit Union Local 588	June 27, 2016



August 23, 2016

Regina City Council Meeting – August 29, 2016

**Communication in Support of Councillor B. Young's Motion to Council Aug. 29, 2016.**

RE: RESIDENTIAL ROADWAY RENEWAL & MAINTENANCE PROGRAM –EVALUATION PROCESS

Your Worship, City Council Members & City of Regina Administration,

My name is Doug Kozak. I am a homeowner at 22 Lake Street in Hillsdale. I am submitting this brief to address the condition of our residential street in support of the Motion tabled this evening concerning Residential Roadways Program.

I am involved in the issue because the condition of Lake Street is reducing the value of our homes and negatively affecting the quality of our lives and the pride of ownership in our neighbourhood.

We have been dealing with a pond at the end of our driveway for over 10 years!

( Note: 7 Photo's Attached as follows;

- #1-Ponding in Front of 22 Lake St. – Photo taken August 3, 2016
- #2-Ponding on Lake Street – Looking South from 22 Lake St. – Photo taken August 3, 2016
- #3-Ponding on Lakes Street – Looking North from 22 Lake St. – Photo taken August 3, 2016
- #4-Ponding in Front of 22 Lake St. Challenge of placing Recycling and Garbage Bins – Photo taken August 10, 2016
- #5- Ponding in front of 22 Lake St. – Photo taken August 13, 2016
- #6-Ponding in front of 22 Lake St. – Photo taken August 19, 2016
- #7- Duck's return to the Pond in Front of 22 Lake St. every year.- Photo taken June 18, 2007)

During periods of rain and melting in the spring this pond expands the entire width of our adjoining driveway and extends halfway across the street. (See Photos Attached)

Our guests and visitors cannot walk up our driveway unless they are wearing boots. We often have to wear rubber boots to place our recycling and garbage bin at the end of our driveway.

When we have visitors, I often take a plastic push-style snow shovel and run through the lake repeatedly to push enough water over the asphalt ridge so that our guests can access our home.

You'll see in the attached pictures included in my submission, picture #7 of ducks in the pond at the end of our driveway. I don't pretend to be an expert on migration and nesting patterns of water fowl. All I know is that the pond at the end of our driveway is substantial enough that we have had ducks returning for 10 years in a row. Surely that fact alone puts into context the length of time and the size of the standing water blocking access to our driveway.

One of the consequences of having standing water on a street is in the fall the leaves get wind-swept into pond and they rot. In the spring, organic material like the cotton off the poplar trees, seeds from elm trees, blossoms from fruit trees and flowers and miscellaneous garbage gets trapped in the standing water. During hot spells the rotting organic material gives off a rancid odor. As the ponds dry up, I'm faced with the task of raking the soggy sludge into a pile so enough water will drain off the sludge so that I can shovel it in garbage bags to get rid of it. It's heavy and it's stinky and it's only there because large sections of our street does not drain to the catch basins.

To be brief here is my snapshot of where I am at with this issue,

- I bought my home in 1989, the condition of Lake Street was fine.
- Approximately 10 years ago traffic from Hillsdale St. was diverted onto Lake St. during the resurfacing of Hillsdale
- Lake St. was not structurally capable of handling the weight of buses and trucks and increased traffic load and suffered significant damage due to the work occurring during a wet period as Hillsdale is built on clay-based soil
- The shifting and settling that resulted caused water damming and there were lots of sewer line and water line connection breaks over the next 2 years which resulted in further compromise to the street structure from digging and patching.
- City officials have rated Lake St. in a poor category for at least 8 years that I am aware of and although it gets worse every year, it is still not on the list for repair or resurfacing into 2017
- The condition of Lake Street is deplorable and an embarrassment for me as a home owner
- Shawn Fay, (experienced residential real estate broker with Realty Executives) confirmed that the condition of the residential roads has an influence on the value of real estate and an impact on the quality of potential buyers.
- I know that if Lake Street had been in the condition it is in today when I was in the market to buy my home, I would have never bought on Lake Street.
- I have witnessed the decline in the pride of ownership on my street since the damage to Lake St. occurred 10 years ago.
- I feel hopeless in that the value in my home is declining because my City has not taken care of my street forcing me to decide whether to cut my losses and move, or to stay.

The motion tabled tonight suggests that funds be reprioritized to focus more funding directed to repairing streets rated in poor condition.

I am not sure of the details of how the rating system of residential streets is prioritized once a street lands in the rating category of "Poor". I simply want to reinforce the fact that failure to repair residential streets rated "Poor", not only affects the current real estate value of the homes on that street, but more concerning, sets in motion a decline in the quality of a neighbourhood that has far reaching, long-term effect on value.



In closing, I have 3 points to summarize;

1. The rating system used to evaluate residential street repairs needs to include a weighted factor that addresses **length of time a street sits on the "poor" rating.**
2. There needs to be a system in place that addresses **standing water** that forms a barrier to accessibility to driveways and walkways **as a factor which initiates street patching.**
3. **10 years is too long!**

Sincerely,

A handwritten signature in dark ink, appearing to read 'Doug Kozak', with a stylized, cursive script.

Doug Kozak, Home Owner  
22 Lake Street  
Regina Saskatchewan  
S4S 4A8

7 Photos Attached

#1

AUG. 3<sup>RD</sup> 2016

PONDING IN FRONT  
OF ZLUSKE ST.



# 2

AUG 3, 2016

LOOKING SOUTH FROM 22 LAKE ST





#3

Aug 3 2016

Looking North From 22 Lake St.





# 4

AUG 10 2016  
BLUE BIN TO CURB



#5

AUG 13 2016

PONDING IN FRONT OF  
22 WAKE ST



#6

AUG. 19<sup>th</sup> 2016  
POWERS IN FRONT OF  
22 LAKE ST.





#7

POOD IN FRONT OF 22 LAKE ST. - WE HAVE DUCKS RETURNING  
EVERY YEAR!



06/18/2007 20:11

**NOTICE OF MOTION**

August 29, 2016

Chief Legislative Officer & City Clerk  
City Hall  
Regina, Saskatchewan

Dear Sir:

Please be advised that I will submit the following MOTION at the meeting of City Council, August 29, 2016.

Re: Residential Roadways Program

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WHEREAS the City of Regina, in response to a motion, approved by Council, instituted a dedicated funding source for a Residential Roadways Program; and,

WHEREAS the funding consists of a 1% tax to be approved by Council for each budget year beginning in 2015 and ending in 2019, resulting in approximately 14 Million each year, dedicated to the renewal and maintenance of residential roads; and,

WHEREAS the City of Regina Residential Road Renewal and Maintenance Program, calls for an evaluation by city engineers resulting in ratings of the condition of the residential roads as 'good' 'fair' and 'poor', and directs a major portion of the resources toward maintenance of these roads: 10% to good roads, 65% to fair roads and 25% to poor roads; and,

WHEREAS the number of residential roads in poor condition are further categorized into 4 levels of deterioration that require rehabilitation that far exceeds the ability of the current proportion of the funding model toward poor roads to make significant changes to these roads in the foreseeable future.

THEREFORE BE IT RESOLVED:

1. That a larger percent of Residential Road Renewal Program funding each year be directed toward roads in poor condition, especially level 3 and 4 'poor' condition roads until the backlog of 'poor' roads is significantly reduced.



2. That the driving experience caused by excessively rough roads and the continuous ponding that limits access to streets and driveways be considered in the criteria for prioritizing street renewal of all 'poor' roads.
3. That other sources of infrastructure funding be researched to offset the extremely poor condition of residential roads that have far exceeded their lifespan and adversely affect the lives of residents.

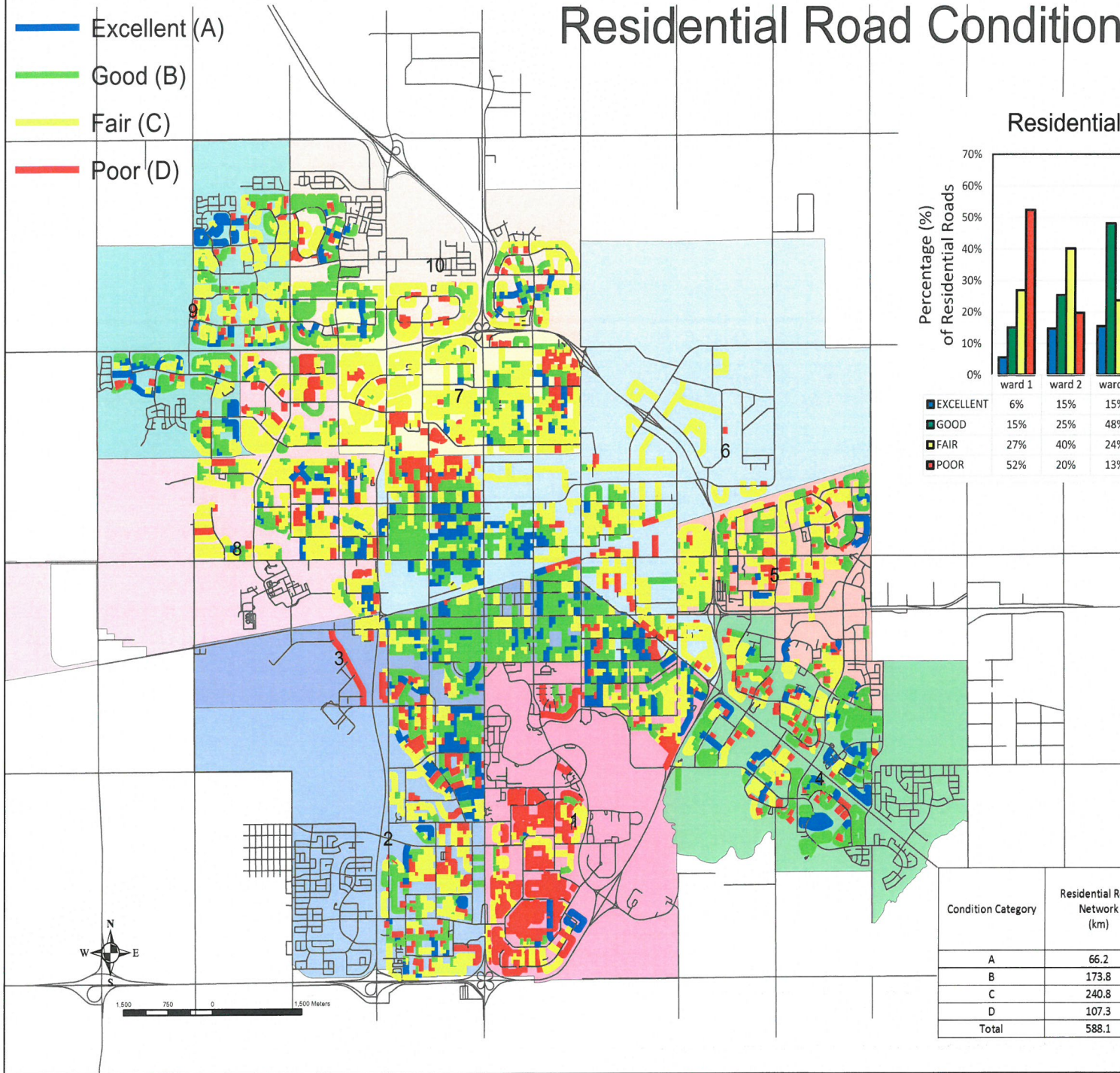
Respectfully Submitted,

A handwritten signature in cursive script, appearing to read 'Barbara Young', written in dark ink.

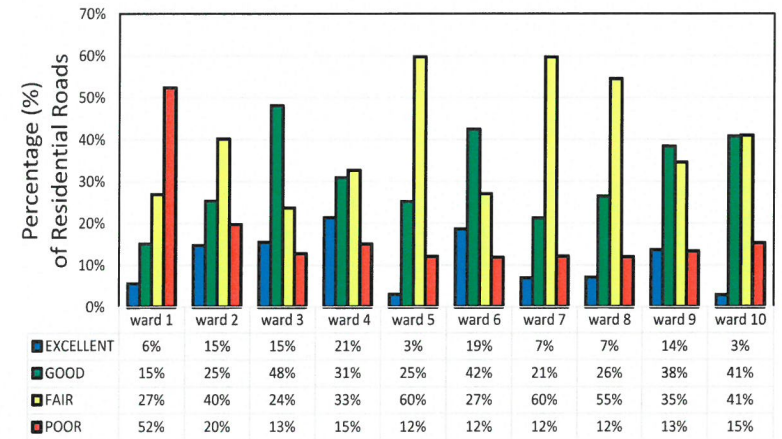
Barbara Young  
Councillor – Ward 1

# Residential Road Condition for City of Regina

- Excellent (A)
- Good (B)
- Fair (C)
- Poor (D)



Residential Roads Condition by Ward



Condition Category	Residential Road Network (km)	Residential Road Network (%)	2016-2019 Proposed Residential Roads Renewal Program		
			Rebuild	Recap	Thin Lift
			Proposed (km)	Proposed (km)	Proposed (km)
A	66.2	11%	-	-	0.9
B	173.8	30%	-	1.8	25.6
C	240.8	41%	1.1	52.4	0.5
D	107.3	18%	10.2	1.1	0.3
Total	588.1	100%	11.3	55.3	27.3

**The "D - Poor" Category is further divided into  
four sub-categories in order to determine the "worst of the worst"**

<b>Condition Category</b>	<b>Sub-Condition Category For Poor Roads</b>	<b>Condition Index Range</b>
<b>A - Excellent</b>		<b>81-100</b>
<b>B - Good</b>		<b>69-80</b>
<b>C - Fair</b>		<b>49-68</b>
<b>D - Poor</b>	<b>Poor 1</b>	<b>40-48</b>
	<b>Poor 2</b>	<b>30-40</b>
	<b>Poor 3</b>	<b>20-30</b>
	<b>Poor 4</b>	<b>0-20</b>

NOTICE OF MOTION

August 29, 2016

City Clerk  
City Hall  
Regina, Saskatchewan

Dear Sir:

Please be advised that I will submit the following MOTION at the meeting of City Council on Monday, August 29, 2016:

Re: Neighbourhood Plans

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WHEREAS *Design Regina: The Official Community Plan* (OCP) was adopted by City Council in 2013; and

WHEREAS intensification is a key priority of the OCP; and

WHEREAS a many of Regina's neighbourhood-level plans were created before the OCP; and

WHEREAS many of these plans may be divergent from some of the goals and objectives of the OCP.

THEREFORE BE IT RESOLVED the City of Regina prioritize the completion of new corridor plans, updating existing neighbourhood plans and creating and implementing new neighbourhood plans to help achieve the vision of the OCP.

BE IT FURTHER RESOLVED that the Administration provide a report back to City Council, through Executive Committee, on a plan which will contain the timelines on implementing these changes in October of 2017.

Respectfully submitted,



Shawn Fraser  
Councillor – Ward 3