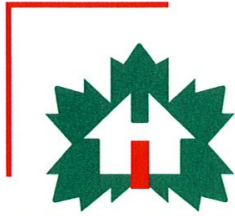


Regina & Region
Home Builders'
Association



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January 20, 2021

Executive City Council
City of Regina

Subject: Lot Grading and Surface Drainage

Dear City Council,

The Regina & Region Home Builders' Association supports the recommendation on drainage and lot grading regulations MN19-10. It starts the education and potentially the enforcement process to hold everyone, including homeowners, more accountable to ensuring the neighbourhoods and their infrastructure works the way they were designed to.

As described in our August 26, 2019 letter to City Council, currently grading and ponding plans show how surface drainage works in greenfield developments and are a requirement of the City of Regina Design Standards. The plans show what the ground elevation is at the foundation of the home as well as the corners, midpoint, rear yard walkout and garage pad elevations. It's all there! We simply need to ensure builders, landscapers and especially homeowners are aware and accountable.

Understand that legal surveyors stake the basements. They use this information in the grading plan to set the main floor of the building. The legal surveyor provides a Rear Yard Certificate to show conformance to the design grades prior to occupancy.

Builders are already held accountable to the plans through the City Inspection process. We believe drainage issues between residents begin after possession of the home occurs, when residents begin landscaping or installing a fence and do not follow the grading plans.

In many cases, things fall apart after the builder is no longer involved and homeowners or landscapers go ahead and do their own thing.

We have a grading plan that shows the design, we have a ponding plan that shows the potential impact of street flooding. We have a legal survey that confirms elevations for the homeowner and if we have a bylaw, we have the basis for compliance.


Where the RRHBA can align with this motion and work with the City Administration in three areas of focus that require communication and education:

1. Create better understanding to meet these design elevations at turnover to new homeowners;
2. Help homeowners understand at the onset what these elevations mean and how they need to maintain these elevations in their yard; and
3. Educate landscapers and fence builders on the need to adhere to the grading plan and make sure that they do not change or block or modify the drainage path between homes.

What the City can add to this collaboration, which we can not, is enforcement.

We encourage City Council to support option 2 (enhanced status quo) at a minimum and really consider option 3 (enforcement of existing lot grade) as having good potential. I am confident, if tasked, the City Administration could find ways to reduce the financial investment suggested in option 3 and still provide a great outcome. Either option, it starts with education and the RRHBA is here to work collaboratively with the City of Regina to support that education.

Thank You,

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

Stu Niebergall
President & CEO