

CITY COUNCIL

**MONDAY
AUGUST 22, 2011
5:30 P.M.**

**HENRY BAKER HALL, MAIN FLOOR
CITY HALL**



Office of the City Clerk

Notice of Meeting

City Council

Date: Monday, August 22, 2011
Time: 5:30 p.m.
Place: Henry Baker Hall, Main Floor, City Hall
RSVP: Regrets only to Joni Swidnicki, City Clerk, at 777-7264

Members

Mayor Pat Fiacco
Councillor Louis Browne
Councillor Sharron Bryce
Councillor Fred Clipsham
Councillor John Findura
Councillor Michael Fougere
Councillor Terry Hincks
Councillor Jocelyn Hutchinson
Councillor Wade Murray
Councillor Mike O'Donnell
Councillor Chris Szarka

Agenda Distribution List

City Manager (2), Glen Davies
City Solicitor (2), Byron Werry
City Clerk (3), Joni Swidnicki
A/General Manager, Community and Protective Services, Neil Vandendort
General Manager, Corporate Services, Brent Sjoberg
General Manager, Public Works, Dorian Wandzura
General Manager, Planning & Development, Jason Carlston
Chief of Staff to the City Manager, Jim Nicol
Director of Community Services, Chris Holden
Director of Financial Services, Chuck McDonald
Director of Human Resources, Sylvia Lee
Director of Roadway Operations
Director of Environmental Services, Derrick Bellows
Director of Water and Sewer Services, Stella Madsen
Director of Transit, Kim Onrait
Manager, Taxation & Administration, Deborah Bryden
Director of Planning & Sustainability
City Assessor, Don Barr
Manager of Communications, Jeff Bohach
Manager of Government Relations, Sheila Harmatiuk
Manager of Utility Billing and Licensing, Pat Wilson
Manager of Corporate Budget, Jeff May
Senior Advisor to the Mayor, Mark Rathwell
Service Regina
Regina Public Library
CUPE Local 21
Media (4)
Director, Transportation & Material Services, Karen Gasmol
Director, Fire & Protective Services, Rick McCullough
Director, Parks & Open Space
Director, Development Engineering, Kelly Wyatt
Director, Facilities & Energy Management, Pat Gartner



Office of the City Clerk

This meeting is being broadcast live by Access Communications for airing on Access Channel 7. By remaining in the room, you are giving your permission to be televised.

**Agenda
City Council
August 22, 2011**

Open with Prayer

Business:

Recognition of Guests

Confirmation of Agenda

Adoption of Minutes

Minutes of the meeting held on July 25, 2011

Delegations, Advertised Bylaws and Related Reports

- | | |
|---------|---|
| DE11-52 | Kevin Reese: Hawkstone Phase 1 |
| CR11-91 | Regina Planning Commission: Application for Zoning Bylaw Amendment (11-Z-7) Hawkstone Phase 1 |
| CR11-92 | Regina Planning Commission: Application for Zoning Bylaw Amendment (11-Z-4) Sky View Phase 3 |
| CR11-93 | Regina Planning Commission: Application for Zoning Amendment (11-Z-6) Sky View Phase 4 |
| CR11-94 | Finance and Administration Committee: Portable Sign Permit Fees |
| 2011-45 | The Regina Zoning Amendment Bylaw, 2011 (No. 19) Sky View Phase 4 |
| 2011-46 | The Regina Zoning Amendment Bylaw, 2011 (No. 20) Hawkstone Subdivision |
| 2011-47 | The Regina Zoning Amendment Bylaw, 2011 (No. 21) Sky View Subdivision
(See attached correspondence from Geoffrey Trofimuk and Darwin Hanofski) |
| 2011-48 | The Development Application Fee Amendment Bylaw, 2011 (No. 2) |



**CITY COUNCIL AGENDA
AUGUST 22, 2011
PAGE 2**

Delegations, Public Notice Bylaws and Related Reports

- DE11-53 Maynard Sonntag: Disposal of Inner City Lots and Habitat for Humanity Request
- DE11-54 Stephen Onda: Disposal of Inner City Lots and Habitat for Humanity Request
- CR11-95 Finance and Administration Committee: Disposal of Inner City Lots and Habitat for Humanity Request
- CR11-96 Executive Committee: 2012 Servicing Agreement Fee Rate
- CR11-97 Executive Committee: New Development Levy Bylaw, Amendments to Servicing Agreement Policy & Miscellaneous Updates to Servicing Fee Documentation
- 2011-16 The Development Levy Bylaw, 2011

Delegation and Related Report

- DE11-55 Keith Scheinous: Milton Heights, 1100 Broadway Avenue
- CR11-98 Finance and Administration Committee: Eden Care Communities – Milton Heights Inc., Request for Admittance into Housing Incentive Program (HIP), 1100 Broadway Avenue, Wascana Addition

Committee Reports

Executive Committee

- CR11-99 Regina Revitalization Initiative

Finance and Administration Committee

- CR11-100 Municipal Incentive Policy for the Preservation of Heritage Property Application, 2022 Retallack Street – Mulligan Residence
- CR11-101 Municipal Incentive Policy for the Preservation of Heritage Property Application, 2812 McCallum Avenue – The “Doll’s House” Residence
- CR11-102 Business Transformation Phase 1 – Oracle E-Business Suite R12 Migration RFP Award Approval



**CITY COUNCIL AGENDA
AUGUST 22, 2011
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Regina Planning Commission

- CR11-103 Park Naming – Lakeridge Addition MR-2, The Creeks MR-1, Maple Ridge MR-5, Greens on Gardiner MR-2, Skyview MR-1
- CR11-104 Application for Discretionary Use Approval (11-DU-11) Proposed Bed and Breakfast Homestay – 2336 St. John Street
- CR11-105 Discretionary Use Application (11-DU-13) Proposed Office in IA Zone, 345 Maxwell Crescent, Ross Industrial Subdivision
- CR11-106 Discretionary Use Application (11-DU-14) Proposed Office in MAC Zone, 1118 Broad Street

Informational Reports

- IR11-11 Finance and Administration Committee: 2010 Public Accounts
- IR11-12 Finance and Administration Committee: The Casual Employees' Superannuation and Elected Officials' Pension Plan 2010 Annual Report
- IR11-13 Finance and Administration Committee: The Regina Civic Employees' Long Term Disability Plan 2010 Annual Report

Motion

- MN11-9 Councillors: M. Fougere and L. Browne: Exploring Twinning With a City in India



DE11-52

August 22, 2011

City of Regina
Queen Elizabeth II Court
2476 Victoria Avenue
Regina, Saskatchewan S4P 3C8

To His Worship the Mayor and Members of City Council:

RE: Hawkstone Phase 1
Zoning Bylaw Amendment – 2011-46

Good evening your Worship and Members of Regina City Council. My name is Kevin Reese and I am the General Manager for Hawkstone Developments.

I am pleased that before you is our request for a zoning bylaw amendment for Phase 1 in Hawkstone. This application will allow us to proceed with the development of one hundred and fifty five single family lots. We intend to begin servicing these lots in September of this year in preparation for house construction starts in early summer 2012. I respectfully request that Council approves this zoning bylaw amendment.

I would be pleased to answer any questions that you're Worship or Councillors may have.

Sincerely,

Kevin Reese, CMA, CA
General Manager

August 22, 2011

To: His Worship the Mayor
and Members of City Council

Re: Application for Zoning Bylaw Amendments (11-Z-7) - Hawkstone Phase 1

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION
- JULY 13, 2011**

RECOMMENDATION

1. That the application to amend *Regina Zoning Bylaw No. 9250* as follows be APPROVED:
 - (a) that the following lands within the Hawkstone Concept Plan (Part of N ½ 1-18-20 W2M) and as shown on the attached plan of proposed subdivision, be rezoned from UH – Urban Holding to DCD-12 – Direct Control District Suburban Narrow-Lot Detached Residential:
 - i) Lots 1 to 32 in Block A;
 - ii) Lots 1 to 34 in Block B;
 - iii) Lots 1 to 17 in Block C;
 - iv) Lots 1 to 72 in Block D.
 - (b) That Table 9.2 (Site and Development Standards for Detached Lots in DCD-12) be amended by adding the following line:

Standard	Without lane	With Lane
Front yard parking	Permitted	Not Permitted

2. That pursuant to Section 18D.1.1 of the Zoning Bylaw, City Council waive the requirement to post a public notification sign on the subject lands, due to the current unavailability of direct public access to the subject lands; and
3. That the City Solicitor be directed to prepare the necessary bylaw.

REGINA PLANNING COMMISSION – JULY 13, 2011

Kevin Reese addressed the Commission.

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

Councillors: Michael Fougere, Mike O'Donnell and Chris Szarka; Commissioners: David Edwards, Phil Evans, Ron Okumura, Phil Selenski and Lorne Yagelniski were present during consideration of this report by the Regina Planning Commission.

The Regina Planning Commission, at its meeting held on July 13, 2011, considered the following report from the Administration:

RECOMMENDATION

1. That the application to amend *Regina Zoning Bylaw No. 9250* as follows be APPROVED:

(a) that the following lands within the Hawkstone Concept Plan (Part of N ½ 1-18-20 W2M) and as shown on the attached plan of proposed subdivision, be rezoned from UH – Urban Holding to DCD-12 – Direct Control District Suburban Narrow-Lot Detached Residential:

- i)Lots 1 to 32 in Block A;
- ii)Lots 1 to 34 in Block B;
- iii)Lots 1 to 17 in Block C;
- iv)Lots 1 to 72 in Block D.

(b) That Table 9.2 (Site and Development Standards for Detached Lots in DCD-12) be amended by adding the following line:

Standard	Without lane	With Lane
Front yard parking	Permitted	Not Permitted

- 2. That pursuant to Section 18D.1.1 of the Zoning Bylaw, City Council waive the requirement to post a public notification sign on the subject lands, due to the current unavailability of direct public access to the subject lands;
- 3. That the City Solicitor be directed to prepare the necessary bylaw; and
- 4. That this report be forwarded to the August 22, 2011 City Council meeting to allow for sufficient time for the required public advertising of the proposed bylaw.

CONCLUSION

The proposed zoning amendment for the Hawkstone Phase I subdivision to accommodate 155 detached residential lots is consistent with the Hawkstone Concept Plan, as approved by City Council on November 8, 2010. The proposal is also consistent with the growth management policies contained in the *Regina Development Plan Bylaw No. 7877* and with the planned sequential development identified in Part C of that plan, being the Northwest Sector Plan.

The proposed text amendment to Table 9.2 will clarify that front yard parking will not be permitted on single-detached residential lots in Direct Control District DCD-12, where such lots have rear lane vehicular access.

BACKGROUND

An application for zoning amendment has been received in relation to the proposed Hawkstone Phase 1 subdivision. The subject property is within the Hawkstone Concept Plan area, which is located immediately to the north of the current Argyle Park/Englewood Community Association boundary.

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250, Regina Development Plan Bylaw No. 7877* (Regina's Official Community Plan) and *The Planning and Development Act 2007*.

DISCUSSION

The applicant is proceeding with the first phase of subdivision and development in the recently approved Hawkstone Concept Plan area. This phase consists of 155 detached residential lots, encompassing a total land area of 8.64 ha. The applicant proposes to rezone the lands from UH – Urban Holding to DCD-12 – Direct Control District Suburban Narrow Lot Detached Residential:

- 32 Lots in Block A, with rear lane access;
- 34 Lots in Block B, with rear lane access;
- 17 Lots in Block C, with rear lane access; and
- 72 Lots in Block D, without rear lane access.

The proposed first phase of development is consistent with the Hawkstone Concept Plan, which was approved by City Council on November 8, 2010. Vehicular access to the area would be provided via an eastward extension of Rochdale Boulevard. The concept plan contemplated extending Hyland Street into the new subdivision. However, the extension of that street has been replaced with a walkway, as shown on the plan of proposed subdivision. This will be further discussed in the Pedestrian Walkway section of the report.

The approved Hawkstone Concept Plan includes residential, commercial and industrial uses, and involves three separate land owners (including the City of Regina) that will be responsible for the development of different parts of the concept plan area. The owner of the subject lands is the first one who is ready to proceed with an initial phase of subdivision and development. A copy of the Hawkstone Concept Plan is attached for reference purposes.

The surrounding land uses include detached dwellings in the Argyle Park/Englewood subdivision to the south and undeveloped lands proposed for residential subdivision to the north, east and west within the Hawkstone Concept Plan area. Further west, immediately west of the Argyle Street extension, will be commercial uses that will be developed in a future stage of the proposed Hawkstone subdivision.

The related subdivision application is being considered concurrently in accordance with *Bylaw No. 2003-3*, by which subdivision approval authority has been delegated to the Administration.

Official Community Plan (OCP) Implications

The application is supported by the policies contained in the OCP's Part A – Policy Plan and Part C – Northwest Sector Plan:

- to provide a greater mix of housing to accommodate households of different incomes, types, stages of life and capabilities within each new neighbourhood;
- to incorporate neo-traditional planning principles as a design option (e.g. narrower lots backing onto lanes and grid street network);
- to enhance access to transit through subdivision design; and

- to accommodate and promote non-vehicular modes of transportation to community amenities within the neighbourhood through the use of pathway linkages.

The OCP contains a policy objective that a minimum of 75% of residential lots should be oriented within 15 degrees of the north-south axis to maximize solar radiation exposure and conserve energy. Sixty-four lots (41%) in the proposed Hawkstone Phase 1 subdivision are oriented on a north-south axis. The Administration will continue to encourage achievement of the City's energy efficiency objectives in the design and layout of new residential subdivisions, including solar orientation. These objectives will be a focus within the OCP review process.

The proposal represents planned sequential residential growth in this sector of Regina and the subject lands fall within the 235,000 population development stage identified in the OCP.

Pedestrian Walkway

A dedicated walkway is proposed as part of Hawkstone Phase 1, which links the proposed Hawkstone subdivision to the Englewood subdivision via Brock Bay to Hyland Street. The concept plan contemplated extending Hyland Street into the new subdivision, but the Administration has decided that a walkway would be an acceptable alternative for the following reasons:

- The extension of Hyland Street into the proposed Hawkstone subdivision with its current configuration may draw traffic volumes beyond its intended capacity;
- Vehicular access would still be maintained via Argyle Street;
- Hyland Street is not required for transit access; and
- The proposed walkway would still provide access between the subdivisions and help mitigate traffic in that area.

The OCP contains policies that favour a fine-grained local street with a focus on pedestrian and other movement over narrow pedestrian walkways including:

- local street design should be direct (...) and be oriented towards bus stop locations. The shortest walking distance along a road is preferable to a pedestrian walkway; and
- the use of traditional, narrow walkways is discouraged due to safety and maintenance concerns. Other means of pedestrian linkages should be utilized.

The Open Space Management Strategy (October 2007) also contains policies relating to neighbourhood connectivity, including the preference for a well-developed street that accommodates pedestrian activity over a corridor that functions only as a pedestrian walkway.

Issues of concern include:

- Vandalism and unruly behaviour in walkways are aggravating to adjacent residents; and
- Walkways require regular ongoing commitment for upkeep from Parks Maintenance.

Although the proposed walkway is not a local street, it provides pedestrian connection to the Englewood subdivision where a bus stop is located on Sangster Boulevard. In addition, the walkway is wide enough (7 m) to accommodate a multi-use path, for both pedestrians and cyclists. This is aligned with the policy that encourages new subdivisions to “accommodate and promote non-vehicular modes of transportation to community amenities within the neighbourhood through the use of pathway linkages.”

To minimize unwanted activity in the proposed walkway, it should be designed to be consistent with Crime Prevention through Environmental Design (CPTED) principles, including good visibility of walkway users by residents and sufficient lighting. Lighting for public walkways shall only be provided based on the City’s Open Space Lighting Policy and Procedures and the Development Standards Manual. Landscaped plans will be required from the applicant, which include plantings that are hardy and easy to manage.

Proposed Zoning Bylaw Text Amendment - Direct Control District DCD-12

On May 16, 2011, City Council passed Bylaw No. 2011-29, which included amendments to Direct Control District DCD-12 to extend its application to single-detached residential lots with rear lane access. However, those amendments inadvertently did not include an intended prohibition against front yard parking on such lots. Accordingly, the Administration now proposes a further amendment to Table 9.2 of the Zoning Bylaw, which establishes development standards for lots in DCD-12, by including a stipulation that front yard parking is not permitted on lots with rear lane access. Front yard parking will continue to be permitted on lots without rear lane access, in accordance with the applicable Zoning Bylaw provisions.

RECOMMENDATION IMPLICATIONS

Financial Implications

The associated development would be located on currently unserviced land. Capital funding for providing municipal infrastructure required for subdivision and development will be the sole responsibility of the developer, with the exception of projects related to growth approved through the capital budget process.

Projects within the capital budget process required to deliver municipal services to this and subsequent developments within the Hawkstone Concept Plan area include the extension of the water and sanitary trunks along Rochdale Boulevard, as well as the extension of the transportation network. Funding for the water main extension was approved in the 2011 Utility Budget as part of the Second Pressure Zone System Implementation. Advance funding for the sanitary trunk extension was approved by City Council on June 13, 2011. Pending budget approval, funding for the extension of the arterial portion of Rochdale Boulevard to the future intersection with Argyle Street is anticipated in 2012.

Funding the collector section of Rochdale Boulevard, east of the future intersection of Argyle Street, will be the sole responsibility of the developer. The public municipal infrastructure built and funded by the developer will become the City’s responsibility to operate and maintain through future budgets.

Currently, there is no funding approved to enable transit service to be extended into this area of the city. However, the approved Concept Plan shows streets that can accommodate transit service if funding for transit extension is approved in the future.

Environmental Implications

The proposed subdivision forms part of an approved concept plan that is required to conform to policies concerning sustainability in the OCP, the fundamental principles of which are:

- to promote a sustainable community and encourage development that contributes to maintenance or improvements to the quality of urban life; and
- to ensure that development occurs in a cost efficient, environmentally responsible and socially equitable manner.

The subject land is located over a moderate sensitivity aquifer area and its subsequent development will need to meet the applicable performance regulations established for the Aquifer Protection Overlay Zone under the Zoning Bylaw.

Strategic Implications

The proposed development will contribute to a safe living environment for the community in accordance with the City's Vision to become Canada's most Vibrant and Sustainable city by 2020. The proposed subdivision is consistent with the approved Hawkstone Concept Plan.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Community Input

The Administration notified the public through the following measures:

- Direct notice of the proposal, mailed to 70 property owners and occupants of property in the vicinity of the subject property. Four households provided feedback to the notice indicating that they would support the proposal if a couple of features were different. A summary of comments, concerns, and issues identified by the community and the Administration's respective responses are contained in Appendix A to this report.
- Circulation of the proposal to the Argyle Park/Englewood Community Association and the North Zone Board for review and comment. Responses were not received from either organization prior to the finalization of this report.

The subject lands were not sign-posted, due to the current unavailability of direct public access to the site. The Administration acknowledges that according to Section 18D.1.1 of the Zoning Bylaw, the authority to waive the sign-posting requirement rests exclusively with City Council. Although occurring after the fact, a recommendation has been provided for Council to waive this requirement.

Other Agencies

The applicant's proposal was circulated to the Public and Separate School Boards for review and comment. The separate school board indicated that it did not have any concerns with the proposal.

The Public School Board recommends that culs-de-sac have a 32 m diameter turnaround to enable adequate manoeuvring of a 72-passenger school bus. Diameters of less than 32 m may prohibit provision of student transportation services into these streets. The implication is that although a school bus stop may be available at the intersection of Elgaard Drive and Brock Bay, the proposed configuration of the culs-de-sac may limit residents ability to observe children walking to and from the designated pick-up point.

The diameters of proposed turnarounds at the ends of the culs-de-sac are 30 m (15 m radius), which meet the City's Construction Specifications and are consistent with principles of economic and efficient subdivision design.

Public Notice of Proposed Zoning Bylaw Amendments

Subject to concurrence with the recommendations contained in this report, public notice of the proposed Zoning Bylaw amendments will be published in the Leader-Post on August 6 and 13, 2011, in accordance with Section 207 of the *Planning and Development Act, 2007*.

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

DELEGATED AUTHORITY

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

Respectfully submitted,

REGINA PLANNING COMMISSION



Judy Moore, Secretary

APPENDIX A

Public Notification Feedback

Subdivision Design

Concern: The 1.57 ha park east of Argyle Street and north of the pipeline corridor should be extended further east to replace the medium density area.

Concern: All units in the Englewood subdivision that abut the Hawkstone subdivision should face single detached housing. As the subdivision develops according to the approved Concept Plan, some Englewood units would face medium density housing.

Response: The Hawkstone Concept Plan was approved by City Council on November 8, 2010. Future phases of the Hawkstone subdivision will be developed according to the approved Concept Plan. Although the back of residential units on the north side of the Englewood subdivision are within view of the proposed Hawkstone subdivision, a buffer strip and pipeline corridor with a combined width that exceeds 50 metres separates the two subdivisions. Therefore, any impacts that may result for the proposed development are minimal.

Subdivision Design

Concern: The proposed development should not include alleys. With concerns for infrastructure shortfalls, excess infrastructure that will need additional maintenance and may never be seen is not necessary. The space could be better served widening the streets to allow for easier traffic flow in the winters when the streets become so narrow due to snow banks or used to give residents larger backyards.

Concern: The proposed lots are narrow. They should be similar in size to existing lots in the Englewood subdivision.

Response: One policy objective of the Regina Development Plan is “to incorporate neo-traditional planning principles as a design option (e.g. narrower lots backing onto lanes and grid street network).” The plan also encourages diverse housing types and forms. This will enable more compact development that is more cost efficient and environmentally responsible. The neo-traditional design with rear car access through alleyways will also promote a more active pedestrian streetscape for the community. Costs associated with alleys would be offset by alley maintenance fees and more compact development arrangement. The streets within the proposed Hawkstone Phase 1 subdivision meet standard dimensions and accommodate traffic flow for the subdivision.

Flooding Issue

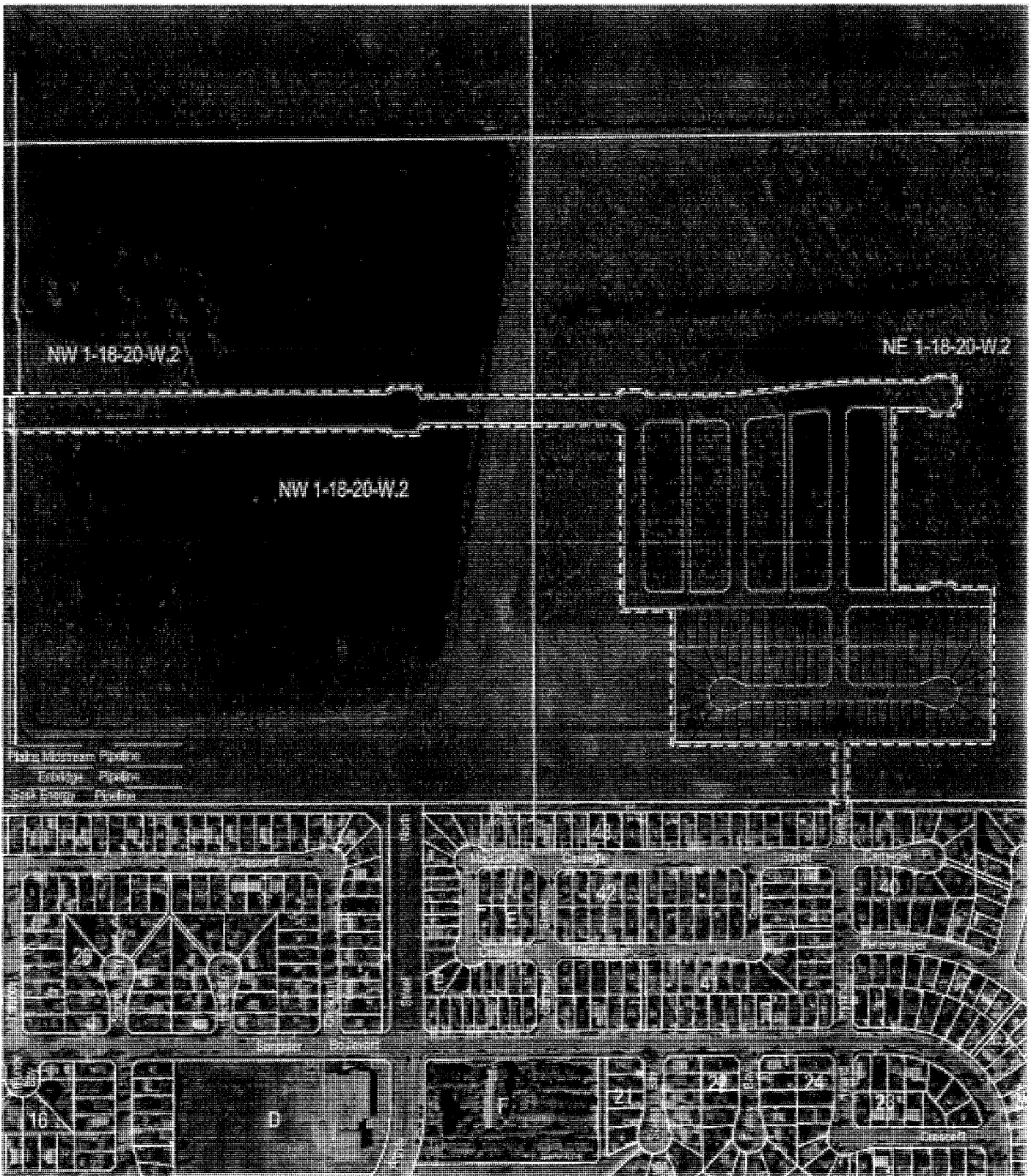
Concern: The dedicated buffer strip behind the Englewood subdivision has flooding issues. Flooding control is needed in this area to protect flooding in the yards of units directly abutting it.

Response: The Hawkstone Concept Plan development area currently includes three sites to be constructed as storm water detention facilities that will be used to manage major rainfall events. In addition, the City requires that all storm water services to be constructed within the development area meet current city design standards and specifications.

Traffic Impact

Concern: Traffic lights would be needed to replace the 3-way stop at Sangster Blvd. and Argyle St. N. to regulate the amount of through traffic increase that will occur into the new area and beyond. This is very important due to the two elementary schools nearby.

Response: Although not directly associated with the subject property, Argyle St. and Sangster Blvd. will be added to the list of intersections to be considered for signalization in 2012. With the extension of Argyle to Rochdale, there will be a significant increase in traffic and signals may be warranted.



Subject Property

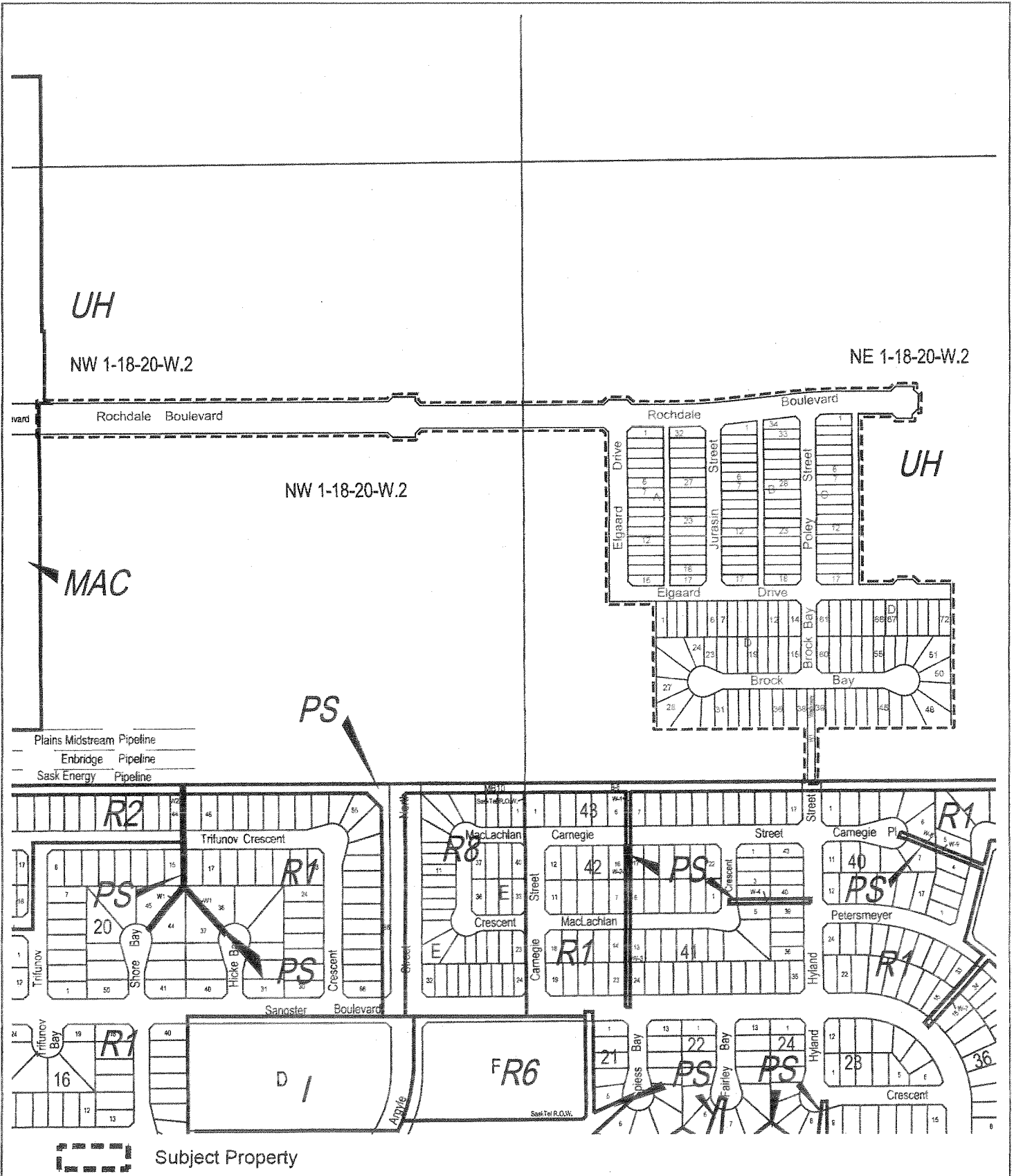
Date of Photography : 2009



**Planning and Sustainability Department
 Planning & Development Division**



Project 11-SN-18
11-Z-7

Civic Address/Subdivision Hawkstone Phase 1



 <p>REGINA City of Regina</p>	Planning & Sustainability Department		
	Project <u>11-SN-18</u> <u>11-Z-7</u>	Civic Address/Subdivision <u>Hawkstone Phase 1</u>	

Hawkstone

Phase 1

Plan Showing
PROPOSED SUBDIVISION

of Part of

N.1/2 Sec.1, Twp.18 - Rge.20 - W.2 M.

Regina, Saskatchewan

2011

Scale 1:5000

NOTES
Measurements are in metres and decimals thereof
Dimensions are approximate and are subject to change to 15 cm at the time
of survey
Lot dimensions will not go below the minimum allowed by zoning
Street boundaries will be readable and the perpendicular width will remain as
shown.

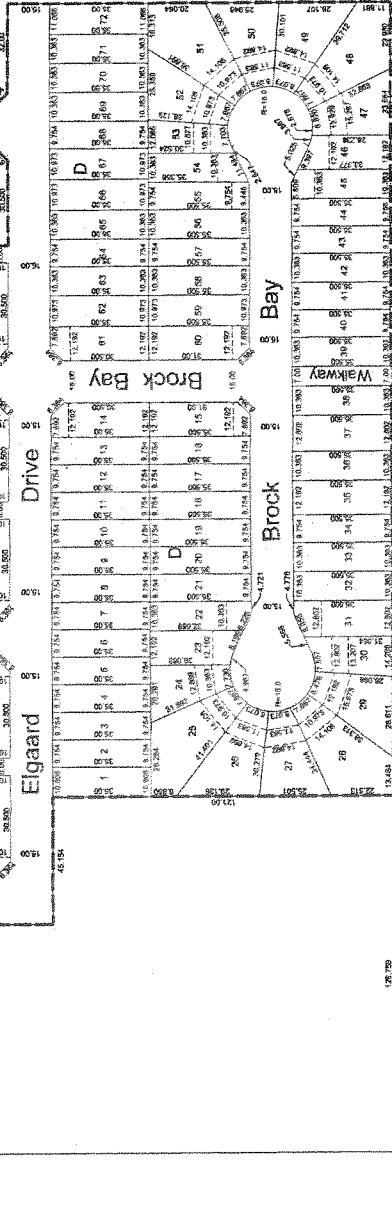
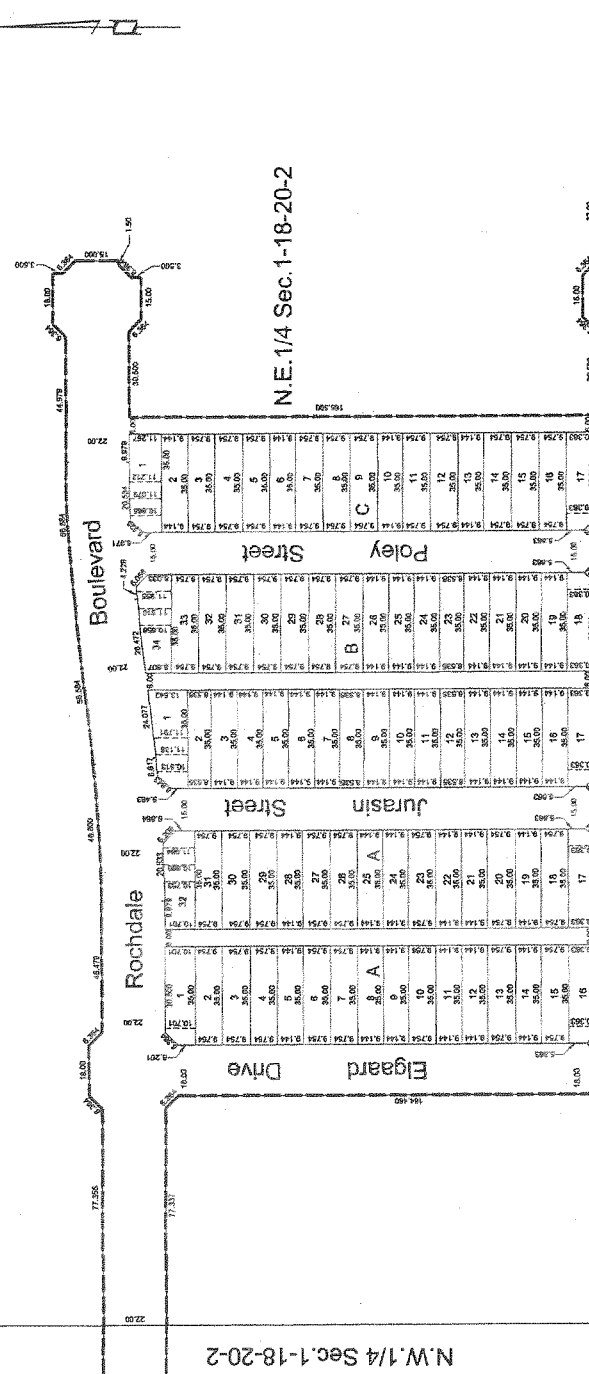


Dated at Regina in the
Province of Saskatchewan
This 21st day of April, 2011

Erin Clark, S.L.S.
Saskatchewan Land Surveyor

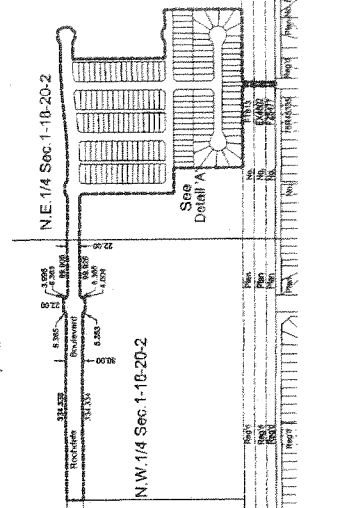
OWNERS:

Seal _____
Commission 1444894, Ltd.
Seal _____
Frederic Development Ltd.
Seal _____
APPROVAL: The City of Regina
Approval under the provisions of By-law No. 1746 of the
City of Regina this _____ day of _____, 2011.



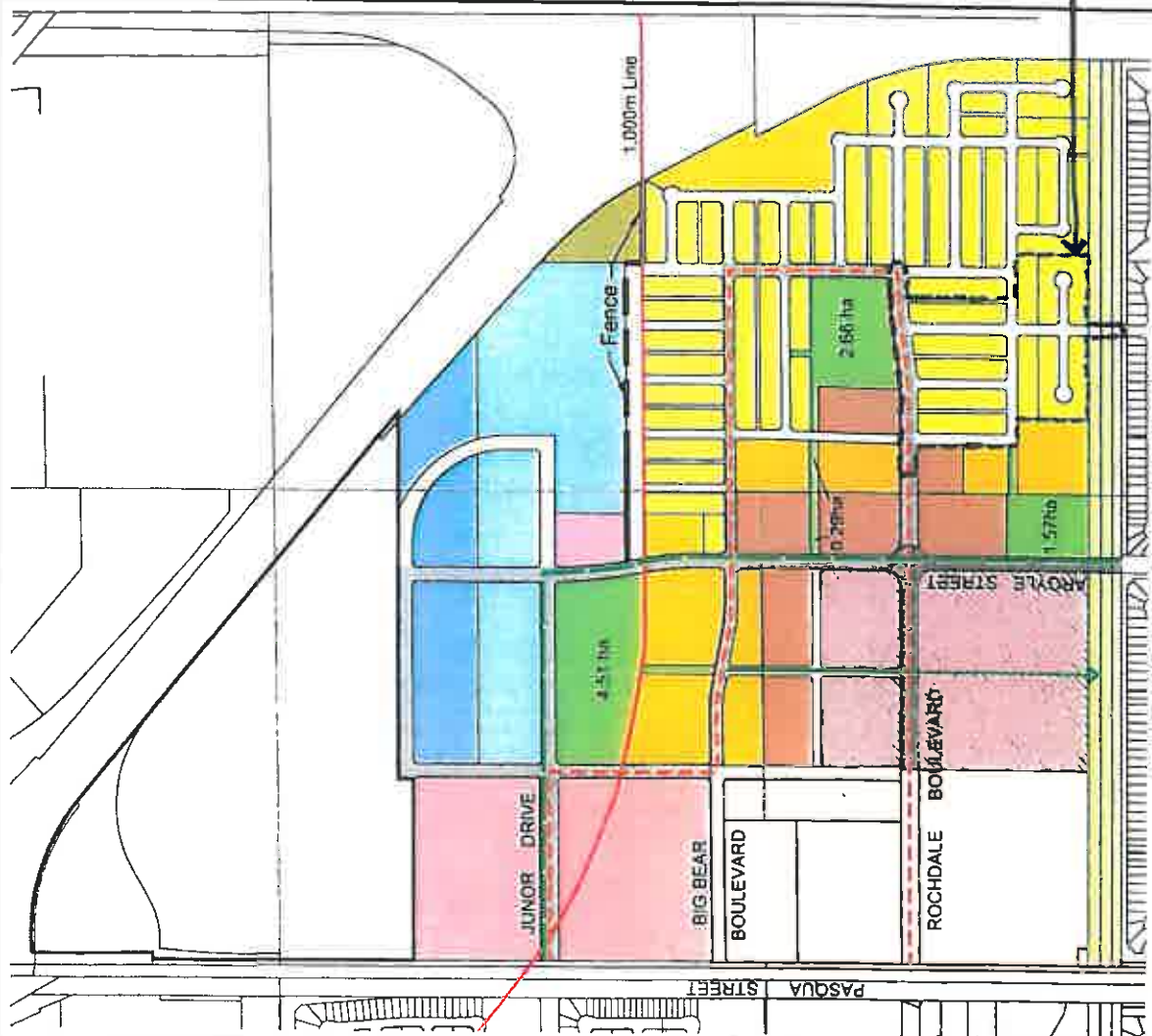
REGD	PLAN	REGD	PLAN	REGD	PLAN	REGD	PLAN	REGD	PLAN	REGD	PLAN	REGD	PLAN	REGD	PLAN	REGD	PLAN

Detail 'A'
1:1000



Hawkstone

NW AREA 1 PROPOSED CONCEPT PLAN
 N.1/2 Sec.1, S.1/2 & N.W.1/4 Sec.12 Twp.18 - Rge.20 - W.2 M.
 Regina, Saskatchewan
 Scale 1:7500



LEGEND

- 1) Land Use**
- Industrial
 - Light Industrial
 - Commercial
 - High Density (>50 u/ha)
 - Medium Density (>25 u/ha <50 u/ha)
 - Low Density (<25 u/ha)
 - Park
 - Pipeline Corridor
 - Utility
 - Main Street
 - Study Area
- 2) Linear And Structural Elements**
- Main Roads
 - Arterial Roads
 - On Street Greenway
 - 1000m Buffer Line
 - Fence
 - Potential Transit Route
 - Pedestrian Route

3) Demographic Information

a) NUMBER OF DWELLING UNITS

SINGLE	- 535
MULTI	- 1000
TOTAL	- 1535

b) PROPOSED POPULATION - 4,065

c) PROJECTED SCHOOL POPULATION

ELEMENTARY	- 920
P.E.S. (@ 60%)	- 552
S.E.S. (@ 40%)	- 368
SECONDARY	- 307

4) Area

GROSS DEVELOPABLE AREA	- 166.34 ha
LOW DENSITY RESIDENTIAL	- 34.98 ha
MEDIUM DENSITY RESIDENTIAL	- 14.49 ha
HIGH DENSITY RESIDENTIAL	- 9.04 ha
COMMERCIAL	- 15.65 ha
PARK / GREENWAY	- 9.03 ha
UTILITY PARCEL	- 1.40 ha
LIGHT INDUSTRIAL	- 15.23 ha
INDUSTRIAL	- 7.45 ha
MAIN STREET	- 14.20 ha
STUDY AREA	- 33.91 ha
ARTERIAL ROADS	- 2.04 ha
MAIN ROADS	- 8.92 ha

Phase 1

Proposed Concept Plan Subject To Change

August 22, 2011

To: His Worship the Mayor
and Members of City Council

Re: Application for Zoning Bylaw Amendment (11-Z-4) Sky View Phase 3

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION
- MAY 18, 2011**

1. That the application to rezone the shaded 0.81 ha portion of the Sky View Concept Plan (Part of NE ¼ 10-18-20 W2M) , as shown on the attached Subject Property Map, from UH – Urban Holding to R6 - Residential Multiple Housing for the purpose of accommodating a four-storey apartment building be APPROVED; and
2. That the City Solicitor be directed to prepare the necessary bylaw.

REGINA PLANNING COMMISSION – MAY 18, 2011

Doug Rogers, representing Terra Developments, addressed the Commission.

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

The Zoning Bylaw amendment for Sky View Phase 3 was considered by the Regina Planning Commission at its May 18, 2011 meeting. The Regina Planning Commission recommended that the zoning amendment be forwarded to a future City Council meeting to coincide with consideration of a discretionary use application for a high-rise apartment building (> 13 metres in height) on the subject lands. The Administration has since received specific development plans for the subject property and has determined that the proposed apartment building on site would be a permitted use as it would be less than 13 metres in height. As specific development plans are now known for the site, the Administration proceeded with advertisement of the bylaw and had advised this report can be forwarded to City Council for approval.

Councillors: Michael Fougere, Mike O'Donnell and Chris Szarka; Commissioners: David Edwards, Mark McKee, Ron Okumura, Phil Selenski and Lorne Yagelniski were present during consideration of this report by the Regina Planning Commission.

The Regina Planning Commission, at its meeting held on May 18, 2011, considered the following report from the Administration:

RECOMMENDATIONS

1. That the application to rezone the shaded 0.81 ha portion of the Sky View Concept Plan (Part of NE ¼ 10-18-20 W2M) , as shown on the attached Subject Property Map, from UH – Urban Holding to R6 - Residential Multiple Housing for the purpose of accommodating a four-storey apartment building be APPROVED;
2. That the City Solicitor be directed to prepare the necessary bylaw; and
3. Notwithstanding recommendations 1 and 2 above, that this report will forwarded for consideration at a future City Council meeting to coincide with consideration of a discretionary use application for a high-rise apartment building on the subject lands, and which will provide sufficient time for the required public advertising of the proposed bylaw.

CONCLUSION

The proposed rezoning of lands corresponding to Sky View Phase 3 to accommodate a four-storey apartment building containing up to 75 dwelling units is consistent with the attached Sky View Concept Plan, as approved by City Council on March 23, 2009.

BACKGROUND

An application for Zoning Bylaw amendment has been submitted by the registered owner. The subject property is within the Sky View Subdivision and adjacent to the Twin Lakes Community Association boundaries. This application is being considered pursuant to *Regina Zoning Bylaw No. 9250, Development Plan Bylaw No. 7877 (Official Community Plan)*, and *The Planning and Development Act, 2007*.

DISCUSSION

The Applicant's Proposal

The applicant proposes to rezone a 0.81 ha portion of the Sky View Concept Plan area. Specifically, the applicant proposes to rezone the subject land from UH-Urban Holding to R6 – Residential Multiple Housing Zone to accommodate the development of a four-storey apartment building containing up to 75 dwelling units. This proposal will be processed as a separate application under the discretionary use process.

The proposed third phase of development is consistent with the Sky View Concept Plan, which was approved by City Council on March 23, 2009 (CR09-23). Phase 3 represents the next phase of sequential development in Sky View. The proposed subdivision also includes the extension of the Little Pine Loop right of way.

The surrounding land uses include:

- Future high density residential development and agricultural land to the north
- A municipal reserve parcel (park) and future residential detached lots (Phase 2) to the west,
- Low density residential lots to the south (Lakewood)
- Low density residential lots across McCarthy Boulevard to the east (Lakeridge Addition).

The subject property is located on unserviced land and will require the extension of local municipal infrastructure, including transportation, water, wastewater, and drainage facilities. The infrastructure will be designed and constructed in accordance with City's engineering standards.

The related subdivision application is being considered concurrently in accordance with Bylaw No. 2003-3, by which subdivision approval authority has been delegated to the Administration.

Regina Development Plan

The proposed subdivision forms part of an approved concept plan that is required to conform to the policies of the Official Community Plan, the fundamental principles of which are:

- to accommodate the demand for a variety of housing types throughout the city,
- to encourage the provision of affordable housing particularly for low and moderate income households and special needs groups; and
- to improve housing affordability through the construction of new units by the developer or builder.

RECOMMENDATION IMPLICATIONS

Financial Implications

The associated development would be located on currently unserviced land. Capital funding for providing municipal infrastructure required for subdivision and development will be the sole responsibility of the developer. The public municipal infrastructure built and funded by the developer will become the City's responsibility to operate and maintain through future budgets.

Environmental Implications

The location, form and density of the proposed development represent contiguous, planned sequential growth, which maintains a compact urban form by providing an additional residential development opportunity at a higher density and reduces the need to develop further lands on the urban fringe.

Strategic Implications

The proposed development will contribute to a safe living and working environment for the community as well as a compact urban form and sufficient supply of land for future growth.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Community Input

The subject lands were sign-posted on April 12, 2011 and the applicant's proposal was circulated to the Twin Lakes Community Association and the West Zone Board for review and comment. Responses were not received from either organization prior to the finalization of this report.

Government Agencies

The applicant's proposal was circulated to the Public and Separate School Boards for review and comment. Both school boards indicated that they did not have any concerns with the proposal.

Public Notice of Proposed Zoning Bylaw Amendments

Subject to concurrence with the recommendations contained in this report, public notice of the proposed Zoning Bylaw amendments will be published in the Leader-Post on dates to be determined to coincide with the anticipated discretionary use application, in accordance with Section 207 of the *Planning and Development Act, 2007*.

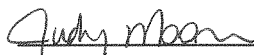
The applicant and other identified interested parties will receive written notification of City Council's decision.

DELEGATED AUTHORITY

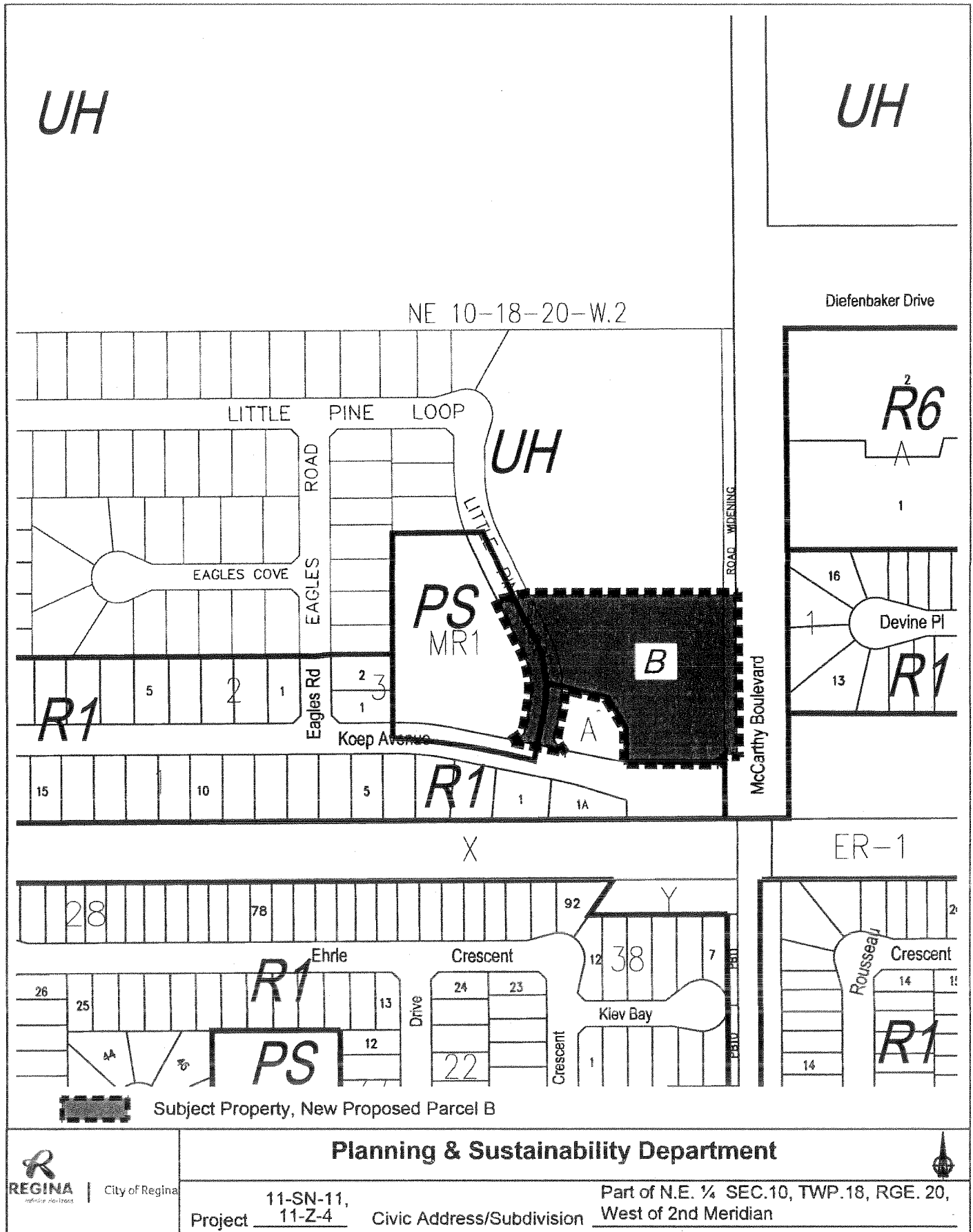
City Council's approval of Zoning Bylaw amendments is required pursuant to Part V of *The Planning and Development Act, 2007*.

Respectfully submitted,



REGINA PLANNING COMMISSION

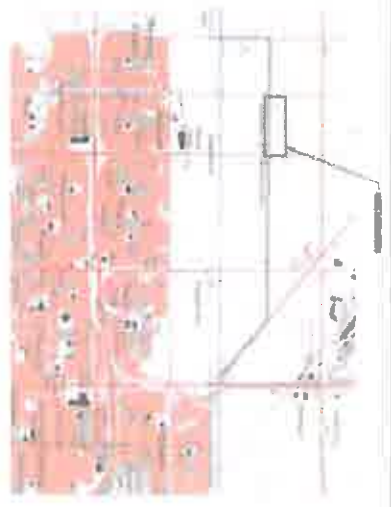
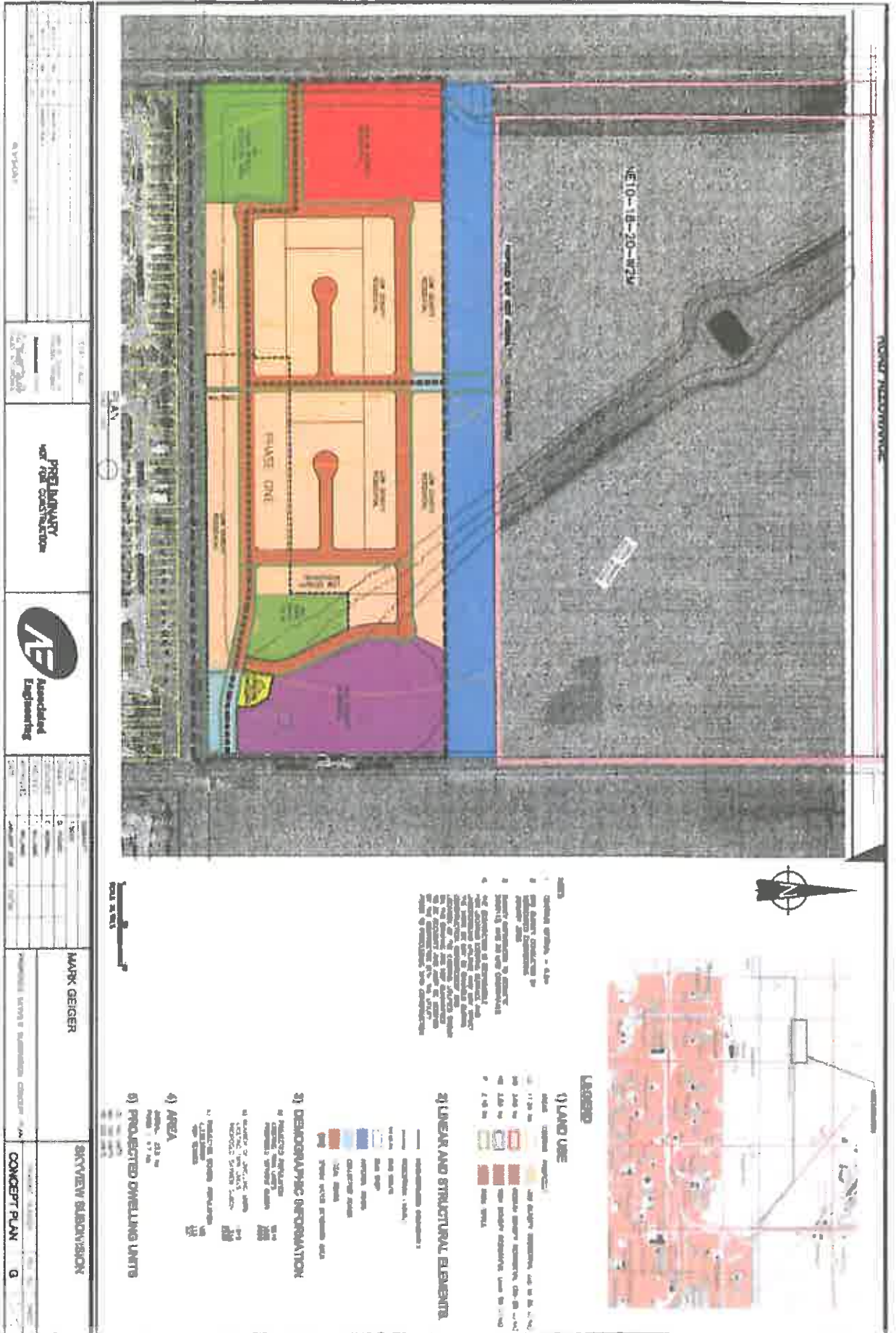


Judy Moore, Secretary



Subject Property, New Proposed Parcel B

 REGINA City of Regina <small>est. 1998</small>	Planning & Sustainability Department		
	Project <u>11-SN-11, 11-Z-4</u>	Civic Address/Subdivision <u>Part of N.E. 1/4 SEC.10, TWP.18, RGE. 20, West of 2nd Meridian</u>	



NOTES

- 1) GENERAL NOTES - SEE PLAN
- 2) SEE ARCHITECTURE FOR BUILDING DETAILS
- 3) SEE MECHANICAL FOR HVAC SYSTEMS
- 4) SEE ELECTRICAL FOR WIRING AND PANELS
- 5) SEE CIVIL FOR SITE UTILITIES AND DRAINAGE
- 6) SEE LANDSCAPE ARCHITECTURE FOR PLANTING AND HARDSCAPE
- 7) SEE STRUCTURAL FOR FOUNDATIONS AND SLABS
- 8) SEE GEOTECHNICAL FOR SOIL CONDITIONS AND FOUNDATION DESIGN
- 9) SEE ENVIRONMENTAL FOR AIR QUALITY AND NOISE ANALYSIS
- 10) SEE HISTORIC PRESERVATION FOR ANY HISTORIC STRUCTURES OR SITES
- 11) SEE TRANSPORTATION FOR TRAFFIC AND PARKING ANALYSIS
- 12) SEE COMMUNITY DEVELOPMENT FOR ANY COMMUNITY IMPROVEMENTS OR SERVICES
- 13) SEE PUBLIC WORKS FOR ANY PUBLIC UTILITIES OR SERVICES
- 14) SEE FIRE DEPARTMENT FOR ANY FIRE SAFETY REQUIREMENTS
- 15) SEE HEALTH DEPARTMENT FOR ANY HEALTH AND SAFETY REQUIREMENTS
- 16) SEE ENVIRONMENTAL FOR ANY ENVIRONMENTAL IMPACT STATEMENTS
- 17) SEE LEGAL FOR ANY TITLE, EASEMENT, OR ENCUMBRANCE INFORMATION
- 18) SEE RECORD DRAWINGS FOR ANY PREVIOUS WORK ON THE SITE
- 19) SEE ALL APPLICABLE CODES AND REGULATIONS FOR ANY OTHER REQUIREMENTS

- LEGEND**
- 1) LAND USE**
- 1.1 1.10 1.15 1.20 1.25 1.30 1.35 1.40 1.45 1.50 1.55 1.60 1.65 1.70 1.75 1.80 1.85 1.90 1.95 2.00
- 2) LINEAR AND STRUCTURAL ELEMENTS**
- 2.1 2.10 2.15 2.20 2.25 2.30 2.35 2.40 2.45 2.50 2.55 2.60 2.65 2.70 2.75 2.80 2.85 2.90 2.95 3.00
- 3) DEMOGRAPHIC INFORMATION**
- 3.1 3.10 3.15 3.20 3.25 3.30 3.35 3.40 3.45 3.50 3.55 3.60 3.65 3.70 3.75 3.80 3.85 3.90 3.95 4.00
- 4) AREA**
- 4.1 4.10 4.15 4.20 4.25 4.30 4.35 4.40 4.45 4.50 4.55 4.60 4.65 4.70 4.75 4.80 4.85 4.90 4.95 5.00
- 5) PROJECTED DWELLING UNITS**
- 5.1 5.10 5.15 5.20 5.25 5.30 5.35 5.40 5.45 5.50 5.55 5.60 5.65 5.70 5.75 5.80 5.85 5.90 5.95 6.00

MARK GERGER	MARK GERGER
CONCEPT PLAN	CONCEPT PLAN

PRELIMINARY FOR CONSTRUCTION	PRELIMINARY FOR CONSTRUCTION
AE Associated Engineering	AE Associated Engineering

August 22, 2011

To: His Worship the Mayor
and Members of City Council

Re: Application for Zoning Amendment (11-Z-6) Sky View Phase 4

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION
- JULY 13, 2011**

RECOMMENDATIONS

1. That the application to rezone the shaded 2.91 ha portion of the Sky View Concept Plan (Part of NE ¼ 10-18-20 W2M) as shown on the attached Subject Property Map, from UH – Urban Holding to R1 – Residential Detached, be APPROVED;
2. That pursuant to Section 18D.1.1 of the Zoning Bylaw, City Council waive the requirement to post a public notification sign on the subject lands, due to their remote location and the current unavailability of direct public access; and
3. That the City Solicitor be directed to prepare the necessary bylaw.

REGINA PLANNING COMMISSION – JULY 13, 2011

Doug Rogers addressed the Commission.

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

Councillors: Michael Fougere, Mike O'Donnell and Chris Szarka; Commissioners: David Edwards, Phil Evans, Ron Okumura, Phil Selenski and Lorne Yagelniski were present during consideration of this report by the Regina Planning Commission.

The Regina Planning Commission, at its meeting held on July 13, 2011, considered the following report from the Administration:

RECOMMENDATIONS

1. That the application to rezone the shaded 2.91 ha portion of the Sky View Concept Plan (Part of NE ¼ 10-18-20 W2M) as shown on the attached Subject Property Map, from UH – Urban Holding to R1 – Residential Detached, be APPROVED;
2. That pursuant to Section 18D.1.1 of the Zoning Bylaw, City Council waive the requirement to post a public notification sign on the subject lands, due to their remote location and the current unavailability of direct public access;

3. That the City Solicitor be directed to prepare the necessary bylaw; and
4. That this report be forwarded to the August 22, 2011 City Council meeting to allow for sufficient time for the required public advertising of the proposed bylaw.

CONCLUSION

The proposed rezoning of lands corresponding to the Sky View Phase 4 subdivision to accommodate 29 detached residential lots is consistent with the attached Sky View Concept Plan, as approved by City Council on March 23, 2009.

BACKGROUND

An application for Zoning Bylaw amendment has been received in relation to the proposed Sky View Phase 4 subdivision. The subject property is within the Sky View Concept Plan area, which is adjacent to the Twin Lakes Community Association boundary. This application is being considered pursuant to *Regina Zoning Bylaw No. 9250*, *Regina Development Plan Bylaw No. 7877* (Regina's Official Community Plan) and *The Planning and Development Act 2007*.

DISCUSSION

The applicant proposes to rezone a 2.91 ha portion of the Sky View Concept Plan area. Specifically, the applicant proposes to rezone the subject land from UH – Urban Holding to R1 – Detached Residential to accommodate the development of 29 detached residential lots.

The proposed fourth phase of subdivision and development is consistent with the Sky View Concept Plan, which was approved by City Council on March 23, 2009. Phase 4 represents the next phase of sequential development in Sky View. The proposed subdivision includes extensions of the Little Pine Loop and Balzer Road rights of way.

Surrounding uses include lands intended or under development for low density residential within the Sky View Concept Plan to the west, south and east, and undeveloped lands contemplated for future residential subdivision to the north, beyond the proposed east west arterial (extension of Diefenbaker Drive).

Currently, there is no funding approved to enable transit service to be extended into this area of the City.

The related subdivision application is being considered concurrently in accordance with *Bylaw No. 2003-3*, by which subdivision approval authority has been delegated to the Administration.

Development Plan/ OCP Implications

The Sky View Concept Plan makes provision for residential development of various densities and house types. Thus, the applicant's proposal is consistent with the following policy objectives contained in Part A of the OCP:

- to achieve a mix of housing types and densities to suit different lifestyles, income levels and special needs in existing and future neighbourhoods;
- to facilitate the development and integration of a range of housing types and prices.

The proposal represents planned sequential residential growth in the city and implementation of the residential growth scenario.

RECOMMENDATION IMPLICATIONS

Financial Implications

The associated development would be located on currently unserviced land. Capital funding for providing municipal infrastructure required for subdivision and development will be the sole responsibility of the developer with the exception of projects related to growth approved through the capital budget process. Related projects include the future extension of Diefenbaker Drive arterial road adjacent to the north boundary of the development. The public municipal infrastructure built and funded by the developer will become the City's responsibility to operate and maintain through future budgets.

Environmental Implications

The proposed subdivision forms part of an approved concept plan that is required to conform to policies concerning sustainability in the OCP, the fundamental principles of which are:

- to promote a sustainable community and encourage development that contributes to maintenance or improvements to the quality of urban life; and
- to ensure that development occurs in a cost efficient, environmentally responsible and socially equitable manner.

The subject land is located over a high sensitivity aquifer area and its subsequent development will need to meet the applicable performance regulations established for the Aquifer Protection Overlay Zone under the Zoning Bylaw.

Strategic Implications

The proposed development will contribute to a safe living and working environment for the community in accordance with the City's Vision to become Canada's most Vibrant and Sustainable city by 2020. The proposed subdivision is consistent with the approved Sky View Concept Plan.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Community Input

The subject lands were not sign-posted, due to their remoteness from surrounding urban development and the current unavailability of direct public access to the site. The Administration acknowledges that according to Section 18D.1.1 of the Zoning Bylaw, the authority to waive the sign-posting requirement rests exclusively with City Council. Although occurring after the fact, a recommendation has been provided for Council to waive this requirement.

The applicant's proposal was circulated to the Twin Lakes Community Association and the West Zone Board for review and comment. Responses were not received from either organization prior to the finalization of this report.

Government Agencies

The applicant's proposal was circulated to the Public and Separate School Boards for review and comment. Both school boards indicated that they did not have any concerns with the proposal.

Public Notice of Proposed Zoning Bylaw Amendments

Subject to concurrence with the recommendations contained in this report, public notice of the proposed Zoning Bylaw amendments will be published in the Leader-Post on August 6 and 13, 2011, in accordance with Section 207 of the *Planning and Development Act, 2007*.

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

DELEGATED AUTHORITY

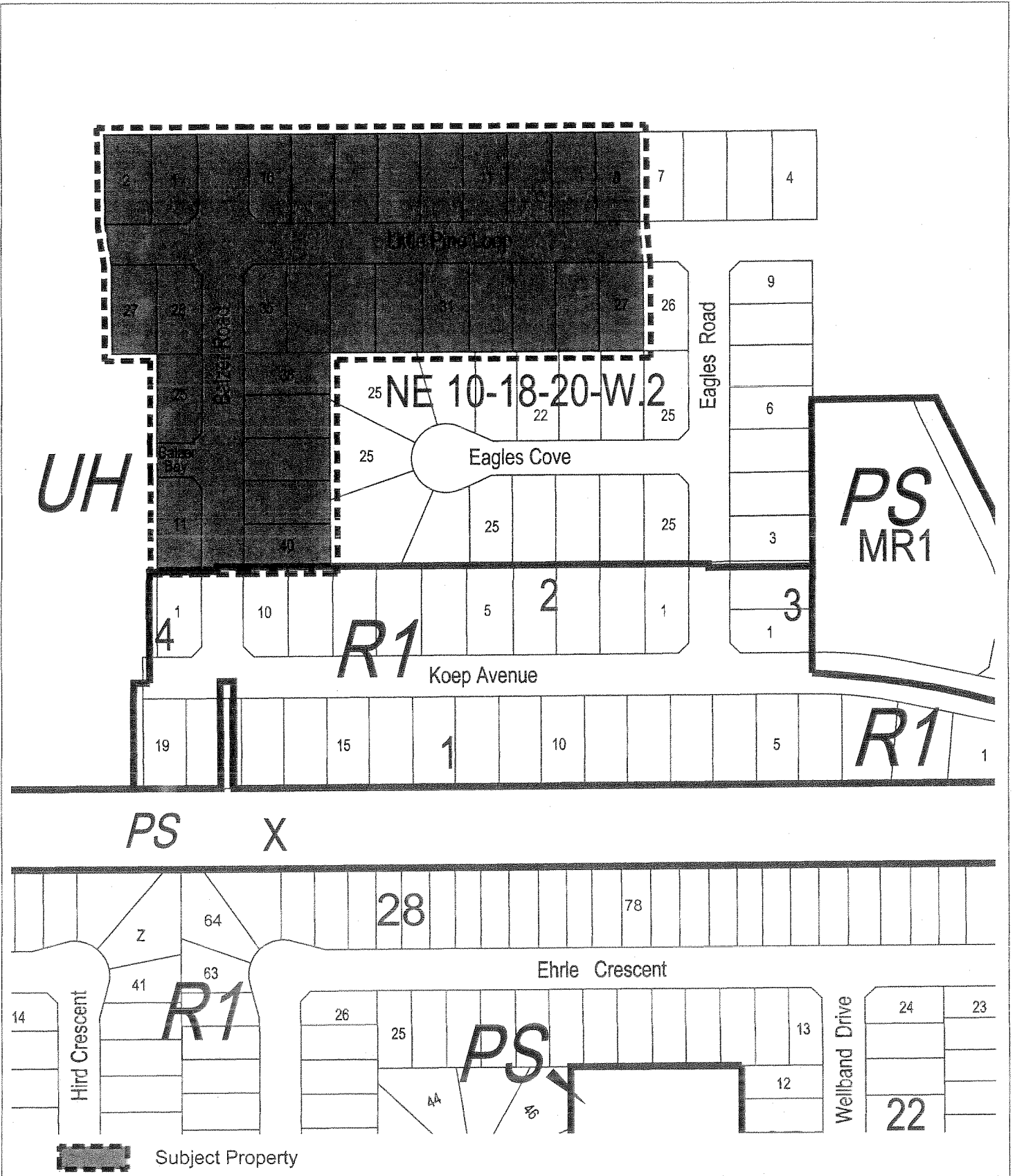
City Council's approval of Zoning Bylaw amendments is required pursuant to Part V of *The Planning and Development Act, 2007*.



Respectfully submitted,

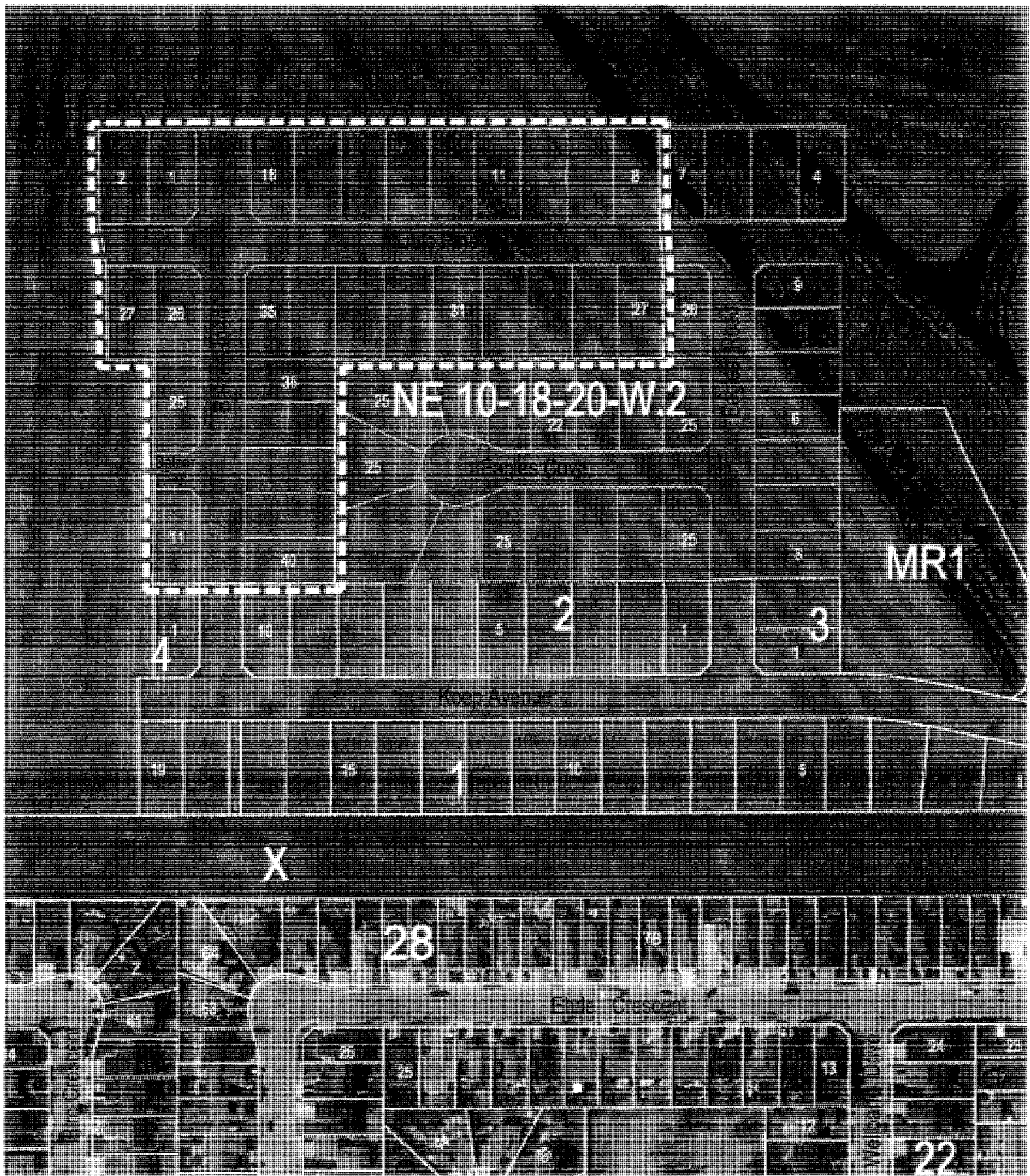
REGINA PLANNING COMMISSION



Judy Moore, Secretary



 REGINA <small>Without Horizons</small>	Planning & Sustainability Department			
	City of Regina Project <u>11-SN-12</u> <u>11-Z-6</u>	Civic Address/Subdivision	Sky View Phase 4 Portion of NE 1/4 10-18-20 W2M	



Subject Property

Date of Photography : 2009

**Planning and Sustainability Department
Planning & Development Division**



Project 11-SN-12
11-Z-6

Civic Address/Subdivision Sky View Phase 4
Portion of NE 1/4 10-18-20 W2M



CITY OF REGINA APPROVAL
 The subdivision proposed herein is subject to approval under the provisions of Bylaw No. 7184.034 of the City of Regina.

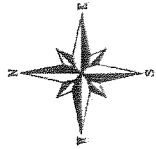
Dated this 6th day of April, A.D. 2011

CITY CLERK

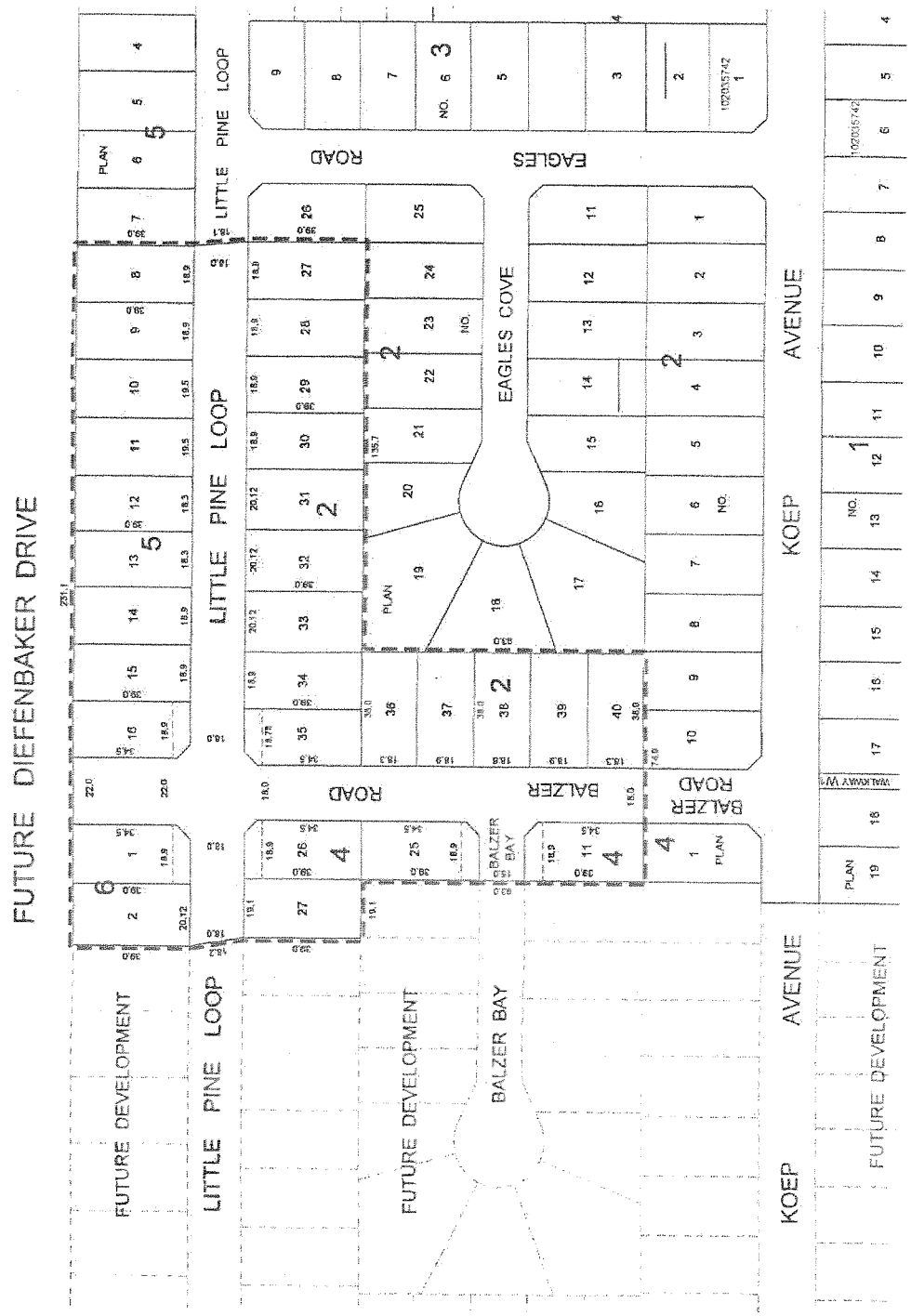
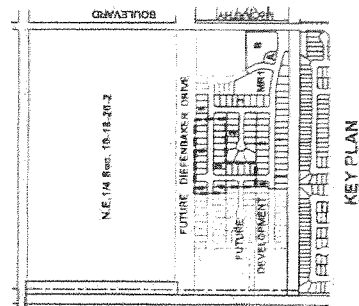
NOTE:
 -Measurements are in metres and decimals thereof.
 -Some measurements are approximate and may differ from the final plan of survey by as much as 1.0 %.
 -Area to be approved is outlined by a bold dashed line and contains 2.51 HA.
 -Corner elevations are 4.5 metres.
 -Lot widths of irregular shaped lots are shown as 18.9, 19.0, 19.1 or 19.2 metres.

Drawn by: 3. Saskatchewan Land Surveyors

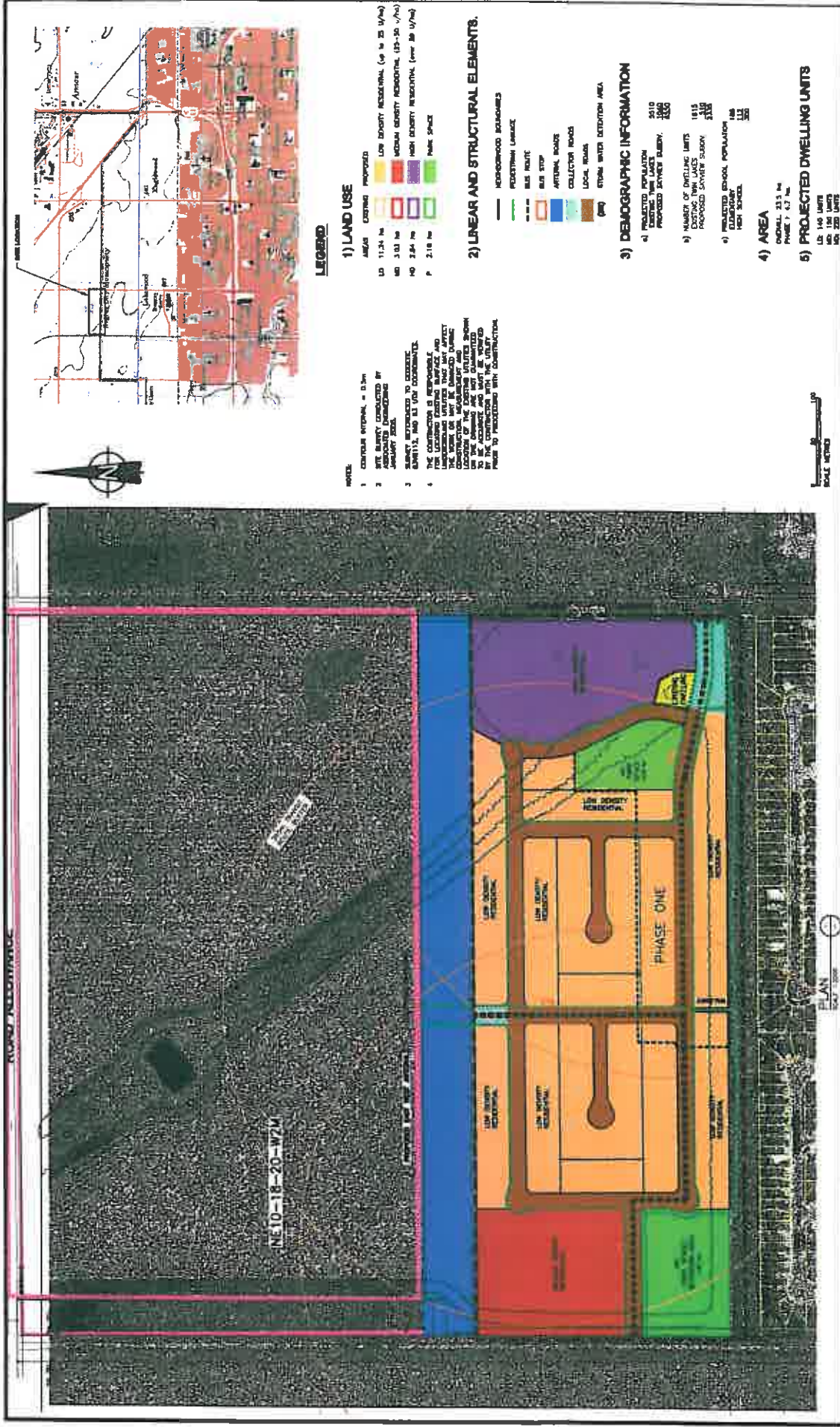
**SKYVIEW
 PHASE 4
 PLAN SHOWING
 PROPOSED SUBDIVISION
 OF PART OF
 N.E. 1/4 SEC. 10, TWP. 18, RGE. 20, W. 2 Mer.
 REGINA, SASKATCHEWAN
 SCALE 1 : 1000**



OWNER: Mark and Rita Gelger



REGINA
 2011-04-06
 10:34 AM



This drawing is for the use of the client and shall be their property. No reproduction of any kind and shall be their property.

LEGEND

1) LAND USE

- 1) CONCEPT ZONING - 0.5 ha
- 2) SITE SURVEY CONDUCTED BY JANUARY 2008
- 3) SURVEY REFERENCED TO COORDINATE SYSTEM 11, 20, AND 21 (U/M)
- 4) THE CONSTRUCTION IS RESPONSIBLE FOR LOCATIONS EXISTING SURFACE AND THE WORK ON THE EXISTING SURFACE. THE WORK ON THE EXISTING SURFACE IS THE RESPONSIBILITY OF THE CLIENT. THE LOCATION OF THE EXISTING UTILITIES SHOWN ON THE DRAWING ARE NOT GUARANTEED BY THE CONTRACTOR WITH THE UTILITY PILES TO PROCEEDING WITH CONSTRUCTION.

2) LINEAR AND STRUCTURAL ELEMENTS

- 1) NEIGHBORHOOD BOUNDARIES
- 2) PROPOSED LINEAGE
- 3) BUS ROUTE
- 4) BUS STOP
- 5) ARTERIAL ROADS
- 6) COLLECTOR ROADS
- 7) LOCAL ROADS
- 8) STORM WATER DETENTION AREA

3) DEMOGRAPHIC INFORMATION

- 1) PROJECTED POPULATION EXISTING YEAR 2008: 5010
- 2) PROJECTED POPULATION PROPOSED YEAR 2008: 2800
- 3) NUMBER OF DWELLING UNITS PROPOSED: 1815
- 4) PROJECTED SCHOOL POPULATION: 118
- 5) PROJECTED HIGH SCHOOL: 118

4) AREA

- 1) TOTAL: 133 ha
- 2) PHASE 1: 47 ha

5) PROJECTED DWELLING UNITS

- 1) TOTAL: 1815 UNITS
- 2) PHASE 1: 470 UNITS

MARK GEIGER

PROJECT NO.	2008-017
SHEET NO.	1-000
DATE	1-20-08
DESIGNED BY	E. SPORNAL
CHECKED BY	I. WILLIAMS
APPROVED BY	I. WILLIAMS
DATE	JANUARY 2008
INITIAL	



**PRELIMINARY
NOT FOR CONSTRUCTION**

VERIFY SCALES
Scale is shown on original drawing
0 10m 20m
Scale is shown on original drawing

NO.	DATE	ENG.	BY	SUBJECT

SKYVIEW SUBDIVISION
PROPOSED SERVICES SUBDIVISION CONCEPT PLAN
DRAWING NUMBER
REV NO
SHEET
CONCEPT PLAN
G

August 22, 2011

To: His Worship the Mayor
and Members of City Council

Re: Portable Sign Permit Fees

**RECOMMENDATION OF THE FINANCE AND ADMINISTRATION COMMITTEE
- AUGUST 2, 2011**

That the City Solicitor be requested to prepare the required amending bylaw for *The Development Application Fee Bylaw, 2008* for consideration by City Council to amend the fees for portable sign permits from \$70.00 to \$44.00, effective September 1, 2011.

FINANCE AND ADMINISTRATION COMMITTEE – AUGUST 2, 2011

Doug Hudgin, representing the Portable Sign Association, addressed the Committee.

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

Councillors: Louis Browne, Sharron Bryce, Michael Fougere, Terry Hincks and Wade Murray 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, 2011, considered the following report from the Administration:

RECOMMENDATION

1. That the City Solicitor be requested to prepare the required amending bylaw for *The Development Application Fee Bylaw, 2008* for consideration by City Council to amend the fees for portable sign permits from \$70.00 to \$44.00, effective September 1, 2011; and
2. That this report be forwarded to the August 22, 2011 meeting of City Council.

CONCLUSION

Fees for a variety of planning services were reviewed in 2010 through the Planning and Sustainability Department's Fee and Operational Review and new fees were adopted in January 2011 and became effective on April 1, 2011. The new fees reflect full cost recovery on services provided by the Planning and Sustainability Department including the new fee for portable sign permits.

Following adoption of the new fees the Administration received concern and opposition to the new fee for portable signs from representatives of the portable sign industry. Following approval of the new fee, the Administration engaged in additional discussion with the industry to hear their concerns and to gain a clearer understanding of the industry's service level expectations and how this would translate into an appropriate portable sign permit fee reflective of full cost recovery. Through this process agreement was reached on a revised new fee and a permanent adjustment was made to the fee permitting year from April 1 – March 31 to July 1 – June 30. This change allowed additional time to address concerns of the industry in advance of the fee implementation date but also addressed concerns the industry had with respect to the application of portable sign stickers in late winter/early spring conditions.

The Administration is committed to building positive and healthy relationships with all stakeholders in administering its many processes and services. The additional time spent with the portable sign industry prior to new fee implementation is evidence of this and is consistent with the City's corporate objective to deliver exceptional service. Through these additional discussions a fair and equitable fee has been established which is reflective of full cost recovery and balances the service delivery expectations of the industry.

BACKGROUND

In 2010 the City of Regina engaged BMA Management Consulting Inc. to undertake a comprehensive review of fees charged by the Planning and Sustainability Department for planning and building services. The process included mapping and collecting information on a number of planning and permit application processes with the objective being to ensure that fees collected for these services were reflective of the actual cost to deliver the services so that tax payers were not subsidizing these services. This included an assessment and review of the portable sign permit process and service delivery standards.

On January 18, 2011 City Council approved Bylaw No. 2011-2 that adopted fees for a variety of development applications including fees for portable sign permits based on the outcome and recommendations contained in the consultant's report.

DISCUSSION

Portable Sign Permit Fee

The approved fee for portable sign permits for 2011 is \$70.00 per sign permit. The fee charged in 2010 was \$37.00 plus a \$22 examination fee. The \$70.00 fee for 2011 did not include a separate examination fee. Following adoption of the fees the Administration along with the consultant team from BMA Management Consulting Inc. engaged in discussion with a variety of stakeholders, including the portable sign industry, to discuss the implementation of the new fees and performance measures for the different application processes in advance of the April 1, 2011 fee implementation date.

In these discussions representatives from the portable sign industry expressed concern and opposition to the approved fee increase for portable sign permits and also expressed concern that they were not given the opportunity to provide input into the fee approval process. In hearing these concerns, the Administration decided to engage the industry further to gain a better understanding of service delivery expectations of the portable sign industry and how that translated into an appropriate fee for portable sign permits. This discussion was balanced with

the need to ensure that the service level expectations of the industry were aligned with the service levels needed to ensure proper management of portable sign activity and ensuring the protection of public health and safety.

One immediate change that was implemented from these discussions was the adjustment of the portable sign permit year from April 1 – March 31 to July 1 to June 30 as detailed below. This change in permit year also provided opportunity for additional dialogue with the portable sign industry before the new fee was to be implemented.

Discussion Outcomes

The following outcomes resulted from the discussion with the portable sign industry:

- A permanent adjustment in the portable sign permit year was made from April 1 – March 31 to July 1 – June 30. This change responded to concerns the portable sign industry had regarding accessing signs to apply permits when at times snow and winter conditions persist in late March and early April. This change in date also provided additional opportunity to meet with the portable sign industry to hear and respond to their concerns regarding the new fee and service level standards.
- With respect to the above item, for 2011 only the sign permit fees will be collected on September 1, 2011. This change was needed to allow for completion of discussion with the industry and agreement on a revised fee including reporting through committee and City Council.
- Agreement was reached on a revised fee of \$44.00 for portable sign permits which reflects full cost recovery to deliver the service for the administering the permitting and enforcement of portable signs.
- The Administration has also committed to the maintenance of a time log to monitor the time spent on portable sign permitting, enforcement, and inquiries. The log will account for time spent on this business process related to permitting, enforcement and response to customer inquiries. This information will be shared with the portable sign industry on an annual basis and may result in either increases or decreases in portable sign permit fees in the future forming the basis for new fee levels in the future. The Administration has communicated to the portable sign industry that levels of compliance with the portable sign permit regulations in *Regina Zoning Bylaw No. 9250* and increased costs associated with salaries, benefits, and overhead will be determining factors in future adjustments in the fee level.

Rationale for fee Adjustment

There are two reasons for the recommended adjustment in the approved portable sign permit fee as detailed below:

- The review of the approved \$70.00 fee revealed that there was an error in the time allocation to the Customer Service Clerk job position in the portable sign permitting process; and

- The \$70.00 approved fee for 2011 was based also on an increase in staff resource commitment from approximately 30% (current service level) to 42% of a Development Control Officer Staff position's time allocation. In reviewing this with the industry, and considering that there are relatively high compliance rates for portable signs, the Administration arrived at the conclusion that existing service levels were sufficient to properly administer the permitting, enforcement, and inquiries related to portable signs without compromising public health and safety. In addition, the staff resources that would have been allocated to increase service levels for portable signs can now be allocated to respond to other development related activities and customer inquiries in a strong growth environment.

Future Action

The Administration is committed to fostering a positive relationship with the portable sign industry and all stakeholders on an ongoing basis. To this end, the Administration is committed to open communication with the industry and will continue to undertake the following:

- Continuing to educate the industry on regulatory standards to ensure a broad awareness of the regulations and development standards in *Regina Zoning Bylaw No. 9250* as they apply to portable signs;
- Annual review of the fees charged for portable sign permits with details on the composition of the fee including details on time allocation spent on portable sign activities; and
- Communication with all companies and individuals who have obtained sign permits in 2010 on the changes to the fee identified in this report.

RECOMMENDATION IMPLICATIONS

Financial Implications

Based on a \$44.00 fee the projected revenues for portable signs for the 2011-12 permit year will be approximately \$26,000.00. This revenue projection will ensure that full cost recovery for portable sign work activities is achieved.

Environmental Implications

There are no environmental implications with respect to this report.

Strategic Implications

The implementation of fees on a cost recovery basis demonstrates the Department's commitment to the long-term financial sustainability of the corporation and to continually improving customer service and work processes. Implementation of the Fee and Operational review overall aligns with the corporate objectives to be the most sustainable and best run municipality in Canada.

Other Implications

The additional discussion that has ensued with the portable sign industry has ensured that a fair and equitable fee will be applied to portable sign permits that will allow the Administration to recover fees for service delivery. The Administration is committed to fostering a positive relationship with the portable sign industry and all stakeholders in its many business processes and the additional dialogue that has occurred since adoption of the new fee is evidence of this fact.

Accessibility Implications

There are no accessibility implications with respect to this report.

COMMUNICATIONS

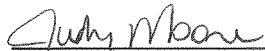
All companies and individuals who have obtained portable sign permits in 2010 will receive written notification of the amendment to the 2011 portable sign permit fee. Because of the additional time required to engage in discussion with the industry, all these companies and individuals will also be notified in writing that the fees for 2011 will be implemented on September 1, 2011 for this year only.

DELEGATED AUTHORITY

The disposition of this report requires City Council approval.

Respectfully submitted,

FINANCE AND ADMINISTRATION COMMITTEE



Judy Moore, Secretary

ABSTRACT

BYLAW NO. 2011-45

THE REGINA ZONING AMENDMENT BYLAW, 2011 (No. 19)

PURPOSE: To amend *Regina Zoning Bylaw No. 9250*.

ABSTRACT: To accommodate 29 detached residential lots in the Sky View subdivision Phase 4.

STATUTORY AUTHORITY: Section 46 of *The Planning and Development Act, 2007*

MINISTER'S APPROVAL: N/A

PUBLIC HEARING: Required, pursuant to section 207 of *The Planning and Development Act, 2007*

PUBLIC NOTICE: Required, pursuant to section 207 of *The Planning and Development Act, 2007*

REFERENCE: Regina Planning Commission Meeting July 13, 2011– RPC11-39

AMENDS/REPEALS: Amends *Regina Zoning Bylaw No. 9250*.

CLASSIFICATION: Regulatory

ORIGINATING DEPARTMENT: Planning and Sustainability Department of the Planning and Development Division

BYLAW NO. 2011-45

THE REGINA ZONING AMENDMENT BYLAW, 2011 (No. 19)

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

- 1 Regina Zoning Bylaw No. 9250 is amended in the manner set forth in this Bylaw.
- 2 Chapter 19 - Zoning Maps (Map No. 2295) is amended by rezoning the lands in Regina, Saskatchewan, as outlined on the map attached as Appendix "A", legally described as:

Land Description: Surface Parcel #164990920
NE Sec 10 Twp 18 Rge 20 W2 Extension 2

Civic Address: n/a

Current Zoning: UH – Urban Holding

Proposed Zoning: R1 – Residential Detached

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

READ A FIRST TIME THIS 22nd DAY OF AUGUST 2011

READ A SECOND TIME THIS 22nd DAY OF AUGUST 2011

READ A THIRD TIME AND PASSED THIS 22nd DAY OF AUGUST 2011

Approved as to form this 9 day of August 2011.
[Signature]
City Solicitor

Mayor City Clerk (SEAL)

CERTIFIED A TRUE COPY

City Clerk

Appendix "A"

Bylaw No. 2011-45

Project: 11-Z-6

NE 10-18-20-W.2



ABSTRACT

BYLAW NO. 2011-46

THE REGINA ZONING AMENDMENT BYLAW, 2011 (No. 20)

PURPOSE: To amend *Regina Zoning Bylaw No. 9250*.

ABSTRACT: To accommodate detached residential development in the Hawkstone subdivision.

STATUTORY AUTHORITY: Section 46 of *The Planning and Development Act, 2007*

MINISTER'S APPROVAL: N/A

PUBLIC HEARING: Required, pursuant to section 207 of *The Planning and Development Act, 2007*

PUBLIC NOTICE: Required, pursuant to section 207 of *The Planning and Development Act, 2007*

REFERENCE: Regina Planning Commission Meeting July 13, 2011– RPC11-40

AMENDS/REPEALS: Amends *Regina Zoning Bylaw No. 9250*.

CLASSIFICATION: Regulatory

ORIGINATING DEPARTMENT: Planning and Sustainability Department of the Planning and Development Division

BYLAW NO. 2011-46

THE REGINA ZONING AMENDMENT BYLAW, 2011 (No. 20)

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

- 1 *Regina Zoning Bylaw No. 9250* is amended in the manner set forth in this Bylaw.
- 2 Chapter 19 - Zoning Maps (Map Nos. 2693 and 2493) are amended by rezoning the lands in Regina, Saskatchewan, as outlined on the map attached as Appendix "A", legally described as:

Legal Address: Surface Parcel #161842293
NW Sec 01 Twp 18 Rge 20 W2 Extension 3
and
Surface Parcel #111686294
NE Sec 01 Twp 18 Rge 20 W2 Extension 1

Civic Address: n/a

Current Zoning: UH – Urban Holding

Proposed Zoning: DCD-12 – Direct Control District Suburban Narrow-Lot Detached Residential: Proposed Blocks A, B, C, and D

- 3 Chapter 9 – Special Zone Regulations, Table 9.2 – Site and Development Standards for Detached Lots in DCD-12 is amended by adding the following line:

Standard	Without Lane	With Lane
Front yard parking	Permitted	Not Permitted

Approved as to form this 9 day of August 2011.
[Signature]
City Solicitor

4 This Bylaw comes into force on the day of passage.

READ A FIRST TIME THIS 22nd DAY OF AUGUST 2011

READ A SECOND TIME THIS 22nd DAY OF AUGUST 2011

READ A THIRD TIME AND PASSED THIS 22nd DAY OF AUGUST 2011

Mayor

City Clerk

(SEAL)

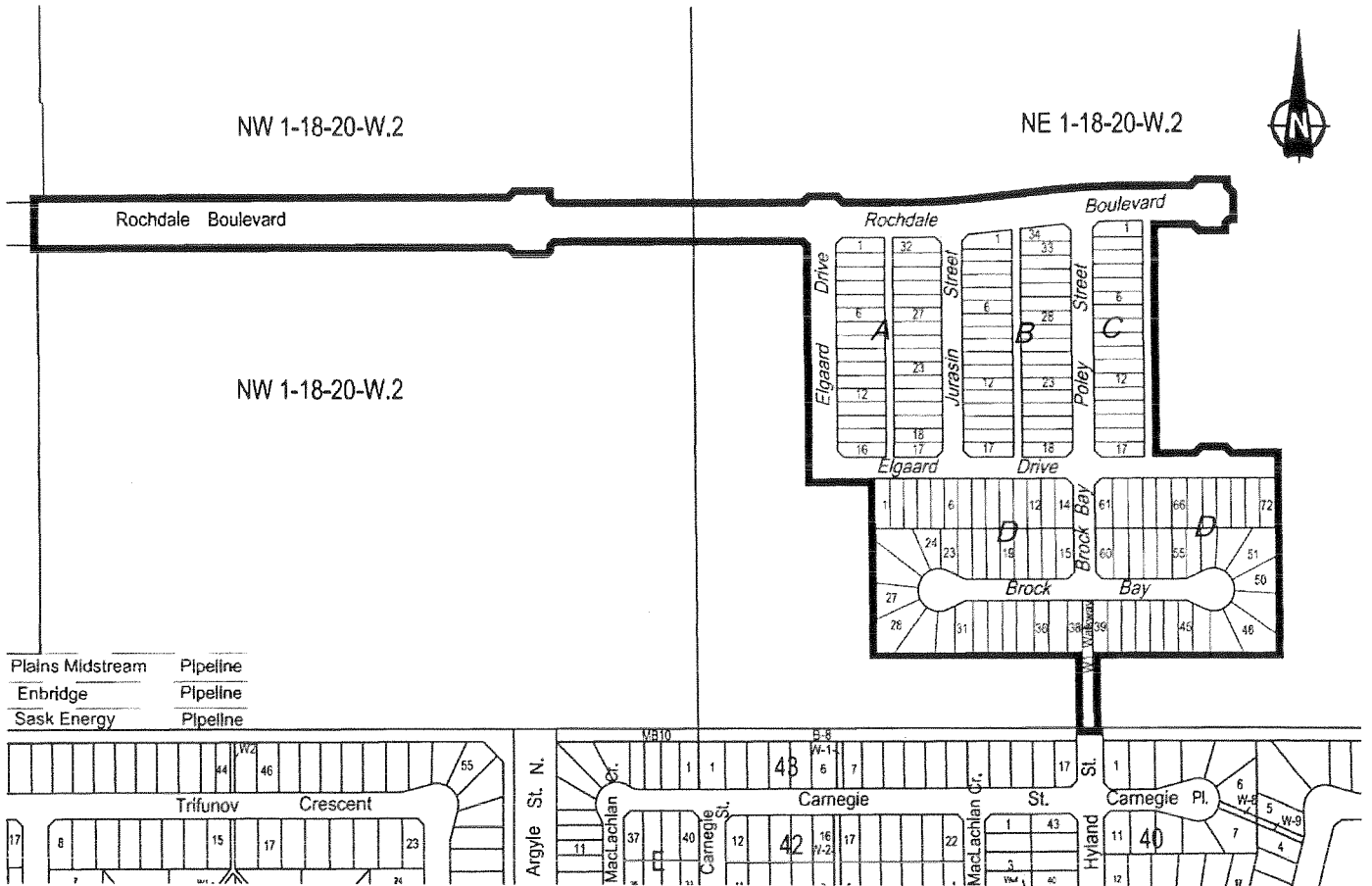
CERTIFIED A TRUE COPY

City Clerk

Appendix "A"

Bylaw No. 2011-46

Project: 11-Z-7



ABSTRACT

BYLAW NO. 2011-47

THE REGINA ZONING AMENDMENT BYLAW, 2011 (No. 21)

PURPOSE: To amend *Regina Zoning Bylaw No. 9250*.

ABSTRACT: To accommodate the development of a four-storey apartment building containing up to 75 dwelling units.

STATUTORY AUTHORITY: Section 46 of *The Planning and Development Act, 2007*

MINISTER'S APPROVAL: N/A

PUBLIC HEARING: Required, pursuant to section 207 of *The Planning and Development Act, 2007*

PUBLIC NOTICE: Required, pursuant to section 207 of *The Planning and Development Act, 2007*

REFERENCE: Regina Planning Commission Meeting May 18, 2011– RPC11-25

AMENDS/REPEALS: Amends *Regina Zoning Bylaw No. 9250*.

CLASSIFICATION: Regulatory

ORIGINATING DEPARTMENT: Planning and Sustainability Department of the Planning and Development Division

BYLAW NO. 2011-47

THE REGINA ZONING AMENDMENT BYLAW, 2011 (No. 21)

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

- 1 *Regina Zoning Bylaw No. 9250* is amended in the manner set forth in this Bylaw.
- 2 Chapter 19 - Zoning Maps (Map No. 2294) is amended by rezoning the lands in Regina, Saskatchewan, as outlined on the map attached as Appendix "A", legally described as:

Land Description: Surface Parcel #164990920
NE Sec 10 Twp 18 Rge 20 W2 Extension 2

Civic Address: n/a

Current Zoning: UH – Urban Holding


Proposed Zoning: R6 – Residential Multiple Housing Zone

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

READ A FIRST TIME THIS 22nd DAY OF AUGUST 2011

READ A SECOND TIME THIS 22nd DAY OF AUGUST 2011

READ A THIRD TIME AND PASSED THIS 22nd DAY OF AUGUST 2011

Approved as to form this 9 day of AUGUST 2011.

 City Solicitor

Mayor

City Clerk (SEAL)

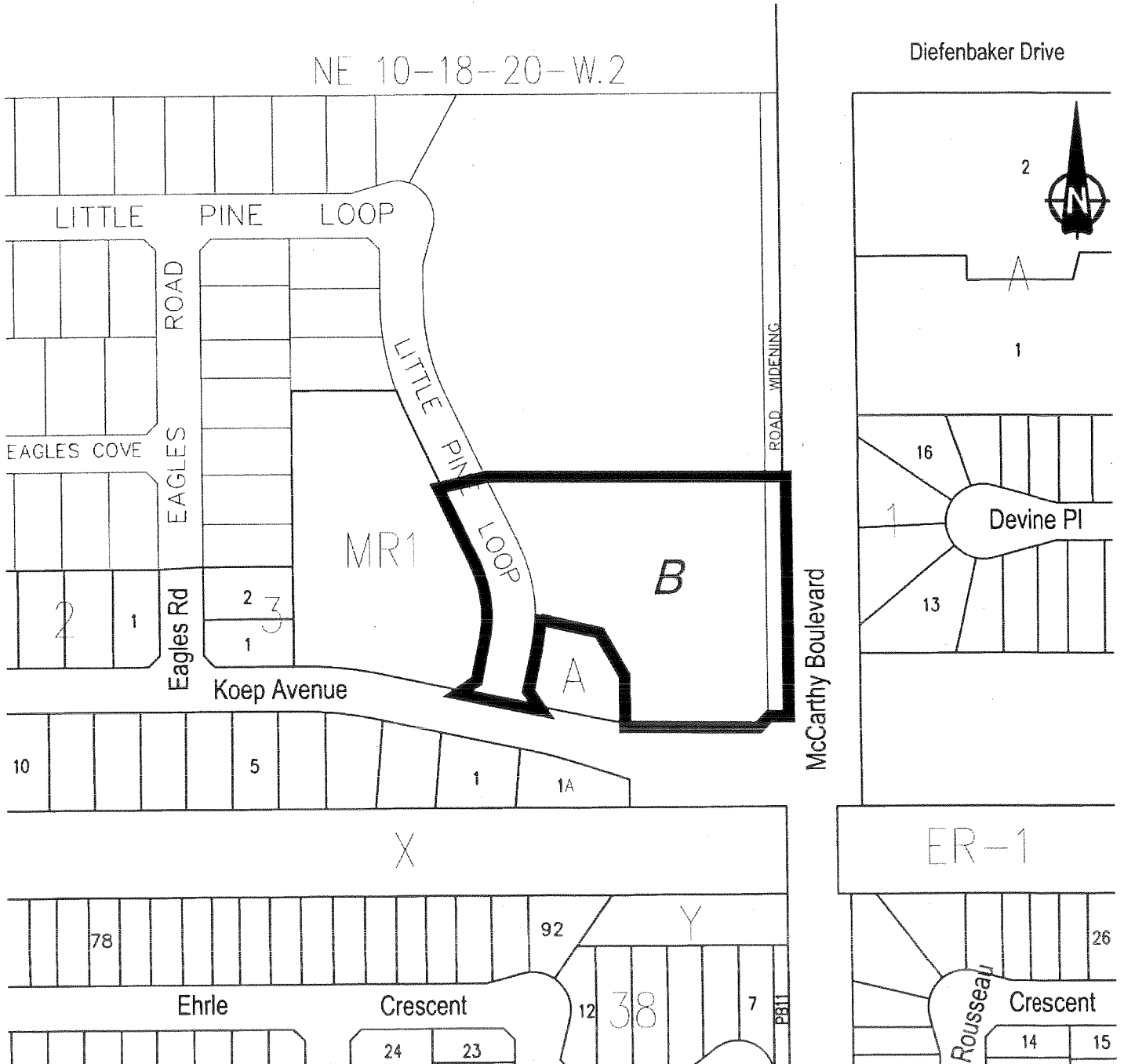
CERTIFIED A TRUE COPY

City Clerk

Appendix "A"

Bylaw No. 2011-47

Project: 11-Z-4



August 15, 2011

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

Subject: Notice of Intention to Amend Regina Bylaw No. 9250 (Bylaw No. 2011-47)

I am opposed to the notice of intent to re-zone Surface Parcel #164990920, NE Sec 10 Twp 18, Rge 20, W2, Extension 2, from Urban Holding (UH) to Residential Multiple Housing Zone (R6) to accommodate the development of a four-storey apartment building containing up to 75 dwelling units.

My family is in the process of constructing a new home in the Skyview Development and, had we known that an apartment building was being added, would not have purchased a lot or contracted the construction of a new home on the lot. Original indication from the developer suggested that the parcel would be zoned for condominiums.

In my opinion the addition of an apartment building will:

- attract lower income families (potentially increase crime),
- increase vehicular traffic (making parking more difficult, putting our children at increased risk), and
- given the positioning of the proposed apartment building to the entrance of the subdivision and the height of the building, detract from the appeal of the area and thereby decrease our property value.

I am sympathetic to the citizens of the City of Regina requiring rental properties however, in fairness to those committed to a subdivision, these R6 zones should be communicated at the early stages of the development prior to lot purchasing.

Respectfully, I ask that the re-zoning from Urban Holding to Residential Multiple Housing Zone be reconsidered.

Sincerely,

Geoffrey P. Trofimuk

August 17, 2011

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

Subject: Notice of Intention to Amend Regina Bylaw No. 9250 (Bylaw No. 2011-47)

I am opposed to the notice of intent to re-zone Surface Parcel #164990920, NE Sec 10 Twp 18, Rge 20, W2, Extension 2, from Urban Holding (UH) to Residential Multiple Housing Zone (R6) to accommodate the development of a four-storey apartment building containing up to 75 dwelling units.

My family is in the process of constructing a new home in the Skyview Development. We chose to build in this area on the pretense that the subdivision would uphold a high standard of construction and architectural control. The inclusion of an apartment such as the one being proposed would not be consistent with the division development.

In my opinion the addition of an apartment building will increase vehicular traffic and make the primary entrance to the subdivision more cumbersome and ineffective. It will make parking more difficult and put our children at an increased risk due to the traffic. Given the positioning and the height of the proposed apartment building to the entrance of the subdivision, it will detract from the appeal of the area and thereby decrease our property value.

The area is marketed as a premiere subdivision. The inclusion of an apartment building of this nature clearly contradicts the theme/concept of the area. Even a large development such as Harbour Landing, which does not have the unique qualities as Skyview, does not have apartment buildings integrated within the subdivision.

We do not believe that any other new developments in the city propose an apartment complex in their area. Although the City of Regina has recently chosen to convert a number of apartment buildings into Condo's (therefore increasing the demand for apartment buildings) we do not feel that the addition of an apartment building in new neighborhoods is a good resolution. Although we are sympathetic to citizens requiring rental properties, we do not feel that this is the appropriate remedy to that situation. In fairness to those committed to this subdivision, these R6 zones should be communicated at the early stages of the development prior to purchasing a lot and making the investment of a luxury home in a new development.

Respectfully, I ask that the re-zoning from Urban Holding to Residential Multiple Housing Zone be reconsidered.

Sincerely,

A handwritten signature in cursive script, appearing to read 'D Hanofski', written in black ink.

Darwin Hanofski

ABSTRACT

BYLAW NO. 2011-48

THE DEVELOPMENT APPLICATION FEE AMENDMENT BYLAW, 2011 (No. 2)

PURPOSE: To amend *The Development Application Fee Bylaw, 2008*

ABSTRACT: To amend the fees for portable sign permits from \$70.00 to \$44.00 per portable sign permit.

STATUTORY AUTHORITY: Section 51 of *The Planning & Development Act, 2011* and Section 8 of *the Cities Act*.

MINISTER'S APPROVAL: Pursuant to s. 51(5) of *The Planning and Development Act, 2007*, file a certified copy of the fee bylaw with the Minister within 15 days after the date that the bylaw is passed.

PUBLIC HEARING: Required pursuant to s. 207 of *The Planning and Development Act, 2007*

PUBLIC NOTICE: Required pursuant to s. 207 of *The Planning and Development Act, 2007*

REFERENCE: Finance and Administration Committee, August 2, 2011, FA11-25

AMENDS/REPEALS: Amends Bylaw 2008-66

CLASSIFICATION: Administrative

INITIATING DIVISION: Planning & Development Division

INITIATING DEP'T: Planning & Sustainability Department

BYLAW NO. 2011-48

THE DEVELOPMENT APPLICATION FEE AMENDMENT BYLAW, 2011 (No. 2)

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

- 1 Bylaw No. 2008-66, being *The Development Application Fee Bylaw, 2008*, is amended in the manner set forth in this Bylaw.
- 2 Appendix "A" is repealed and the attached Appendix "A" is hereby substituted.
- 3 This Bylaw comes into force on September 1, 2011.

READ A FIRST TIME THIS 22 DAY OF August 2011

READ A SECOND TIME THIS 22 DAY OF August 2011

READ A THIRD TIME AND PASSED THIS 22 DAY OF August 2011


Mayor

City Clerk

(SEAL)

CERTIFIED A TRUE COPY

City Clerk

Approved as to form this 9 day of
August 2011


City Solicitor

Appendix "A"

PROPOSED 2011 PLANNING AND SUSTAINABILITY FEE SCHEDULE	
ZONING ADMIN FEES	PROPOSED FEE
Building Siting Certificate	\$140.00 + \$7.00 GST = \$147.00
Portable Sign Permit	\$44.00
Permanent Sign Permit	\$260.00
NEW Permanent Sign Permit - Video	\$500.00
Wall Sign Encroachment	\$220.00 + \$11.00 GST = \$231.00
Projecting Sign Encroachment	\$320.00 + \$16.00 GST = \$336.00
Minor Variance	\$50.00
Zoning Certification Letter	\$140.00 + \$7.00 GST = \$147.00
Zoning Appeal	\$50.00 ^{oo}
DEVELOPMENT APPLICATION FEES	PROPOSED FEE
Discretionary Use	Standard - \$2,500.00* Complex - \$5,000.00*
Zoning Amendment	Minor - \$3,500.00* Major - \$5,400.00*
Contract Zone	Standard - \$3,500.00* Complex - \$6,400.00*
Discretionary Use and Zoning Amendment	<i>See Note ** Below</i>
Official Community Plan Amendment	Minor - \$3,500.00 Major - \$5,400.00
Subdivision Application	\$1,500.00 Examination Fee + \$175 per Unit (Max. \$5,000.00)
Subdivision Re-approval	\$1,500.00 Examination Fee + \$175 per Unit (Max. \$5,000.00)
Leasehold Parcel Approval	\$230.00
Concept Plan Approval	\$49,900.00*
Concept Plan Amendment	\$16,600.00*
Minor Concept Plan Amendment	\$5,400.00*
Condominium Application	
Bare Land	\$1,500.00 Examination Fee + \$175 per Unit (Max. \$5,000.00)
New Development or Non-Residential Conversion	\$1,500.00 Examination Fee + \$175 per Unit (Max. \$5,000.00)
Residential - Condominium Conversion	<i>TBD - New Condominium Conversion Policy</i>
Closure Application	\$1,450.00
Severance Application	\$1,000.00 Examination Fee + \$100 per Lot
Additional Public Notification Signage	\$248.00
Supplemental Fees	
Advertising Fee	\$1,500.00
^{oo} Maximum fee permitted under Provincial legislation * One Public Notification Signage Fee Included ** Multiple Applications - for any combination of OCP Amendment, Subdivision, Zoning Amendment or Discretionary Use, the total fees will be reduced by 25%	

**Presentation to City Council Regarding
Disposal of Inner City Lots and Habitat for
Humanity Request.**

Good evening. My name is Maynard Sonntag and I am here as the General Manager for the Silver Sage Housing Corporation.

I have had a chance to review the recommendations before council this evening and want to make several observations and suggestions.

Before I begin I want to say that we are deeply appreciative of the relationship we have with the City of Regina and the support all of you have offered us thus far. Without that support projects like the townhouse development currently under construction in Coronation Park would not have been possible. Please drive by and have a look. You will be impressed. Things are moving quickly. So thank you Councillors.

I also want to express our appreciation to the many officials here at City Hall. They always make themselves available and provide invaluable information when we need it most. Thank you to them as well.

As many of you will know Silver Sage currently owns and manages about 440 units in Sintaluta, Indian Head, Ft. Qu'Appelle and Regina; the most of which are located here in Regina. The new development here that I just mentioned, will add 24 units to that total. For those who are unaware we also have another new development under construction in Swift Current similar to the Coronation Park project that will add an additional 24 units to our total managed and owned housing units.

Finding land for new developments though is a constant challenge for all of us. So when we were made aware of the recommendations before council tonight we were both excited and concerned.

Our primary concern is obviously that not all the lots have been put into a draw for everyone involved in affordable housing. We think that every organization should have equal opportunity. Whatever your final decision is though, we will respect it. I am sure you have much more insight into the overall strategy of the city than we do.

Our other main concern would be around the requirement for home ownership. While it is difficult to disagree with the concept of home ownership; for a growing number of people that is simply not an option. A strong economy, condo conversions and speculators are a few of the things have

contributed to the critical shortage of particularly affordable rental units in our two major cities. A recent report listed Regina as having the lowest vacancy rate in Canada at well under 1%. Silver Sage can attest to this. We currently have approximately 140 families or individuals on our waiting list right now.

The primary mandate of Silver Sage Housing is to provide affordable rental accommodation for as many families as possible. As testament to our commitment we currently have 71 units in the inner city already. Having said that, it is also where our highest demand is and where these lots are located.

I think the need for more affordable housing in Regina and indeed the Province, is probably obvious to all of us. Recognizing this, the Province has engaged in a housing strategy. They have made several announcements recently around their housing initiative. The last one was on August 8th where they rolled out a new \$5 million dollar program for ``innovative housing``. We are already working on a proposal for that program but if we were successful in acquiring any of these lots it would allow us to marry the programs beautifully. Their deadline for the first round of approvals is September 1st, which is just a few days away.

It is my understanding that the city has a preference that in-fills have an energy efficiency component to them. The proposal, currently being developed for presentation to the Province would see a multi-family energy efficient dwelling, if zoning allows for it, or a single family dwelling if that is the only option, but also with a high degree of energy efficiency to it. We are looking to do something a bit more futuristic in the area of affordable rental housing.

Acquiring any of these lots would simply make the project that much more feasible and with the September 1st deadline, an early construction start is almost a guarantee. We would only be limited by contractor availability.

Finally, our board is about to go into a planning session where we will discuss long term strategies. Home ownership will be one of the main discussion items. I can explain that later if you are interested. Life leases, much like Habitat for Humanity now offers will be high on the agenda. And to be clear, if ownership remains an absolute requirement we would not want to discount ourselves over this issue as I am confident our board would be willing to work with the City if we were successful in acquiring any of these lots.

We are in full agreement with the recommendation that a comprehensive report be prepared outlining all the available vacant property that the city has and then to determine what could be made available for affordable housing. This would certainly assist us in our planning process.

I thank you for allowing me to make this brief presentation and would be happy to answer any questions you may have.

Council presentation Aug 22, 2011

Inner City Lot Draw

Your Worship, Councilors, City Staff

I'm Stephen Onda, president of Sundog Developments Ltd and we are interested in bidding for four lots (4) and providing eight (8) dwellings of three bedrooms within the Inner City for the expressed development of Affordable housing through flexible home ownership initiatives that would include a rental and rent to own that ideally will lead to subsequent homeownership.

Ideally all four lots will result in home ownership. In addition two (2) dwelling will have Secondary Suite. Total dwellings would then be ten (10).

We would like to encourage City Council to be flexible in the conditions of build sale to allow homeowner initiatives such as rent to own.

Sundog acknowledges and will work within Regina's Official Community Plan Regina Development Pan No 7877. Sundog would actively canvas and encourage input from Non Profit Housing Organizations directly related to Regina's inner city.

Best use and best practices result from inclusion in design and project definition.

The reduction in lot cost would in part be applied to initiatives that lead to home ownership. Such initiatives can be structured in a variety of manners and would be defined prior to construction start.

Thank you for your consideration.

August 22, 2011

To: His Worship the Mayor
and Members of City Council

Re: Disposal of Inner City Lots and Habitat for Humanity Request

**RECOMMENDATION OF THE FINANCE AND ADMINISTRATION COMMITTEE
- AUGUST 2, 2011**

- 1) That 10 City-owned lots be released to a lot-draw process for affordable housing.
- 2) That City Administration release a Request for Qualifications and Expression of Interest for housing providers to participate in the lot-draw.
- 3) That approval be given to provide for the sale of the ten 10 lots below market value for affordable housing.
- 4) That City Administration pre-qualify Regina Habitat for Humanity for five of the lots to be released in the lot-draw.
- 5) The City Manager be authorized to finalize the terms of the sale agreements as outlined in the body of this report.
- 6) The City Clerk be authorized to execute the Sale Agreements as prepared by the City Solicitor.
- 7) The Administration provide a status report to the Finance and Administration Committee in the Fall of 2011 regarding the 48 City-owned inner-city lots.
- 8) The Request for Qualifications and Expression of Interest be amended to indicate home ownership as a qualifying factor.

FINANCE AND ADMINISTRATION COMMITTEE – AUGUST 2, 2011

Dennis Coutts, representing Habitat for Humanity, addressed the Committee.

The Committee adopted a resolution to concur in the recommendation contained in the report, after adding recommendations #7 and 8 to read as follows:

- 7) The Administration provide a status report to the Finance and Administration Committee in the Fall of 2011 regarding the 48 City-owned inner-city lots.
- 8) The Request for Qualifications and Expression of Interest be amended to indicate home ownership as a qualifying factor.

Councillors: Louis Browne, Sharron Bryce, Michael Fougere, Terry Hincks and Wade Murray 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, 2011, considered the following report from the Administration:

RECOMMENDATION

- 1) That 10 City-owned lots be released to a lot-draw process for affordable housing.
- 2) That City Administration release a Request for Qualifications and Expression of Interest for housing providers to participate in the lot-draw.
- 3) That approval be given to provide for the sale of the ten 10 lots below market value for affordable housing.
- 4) That City Administration pre-qualify Regina Habitat for Humanity for five of the lots to be released in the lot-draw.
- 5) The City Manager be authorized to finalize the terms of the sale agreements as outlined in the body of this report;
- 6) The City Clerk be authorized to execute the Sale Agreements as prepared by the City Solicitor.

CONCLUSION

Habitat for Humanity Regina has submitted a request for the above City-owned lots for the construction of affordable homes in Regina's Inner City.

There are only 10 immediately developable inner-city lots in the City of Regina's inventory. Due to the changing nature of the market, property defaulting to the City due to unpaid taxes has become increasingly uncommon and is foreseen to be rare in the future. Thus it seems likely that the disposal of inner city lots for affordable housing will be an increasingly rare occurrence given the expected reduction in lot inventory. The City of Regina proposes that the lots be sold to qualified affordable housing providers by Request for Qualifications and Expression of Interest for the discounted rate of \$5000 per lot. These new dwellings will not be eligible for the capital incentive program of the Social Development Reserve, nor for the waiving of building or servicing fees due to the steep discount of the lots. Due to the proposed sale being less than market value, this request is required to be brought to the Finance and Administration Committee and City Council for approval. The terms of this approach are consistent with the lot draw held in the summer of 2010.

The average value of the lots is approximately \$35,000 and thus the discount to affordable housing providers is estimated at an average of \$30,000 per lot, one lot is valued at approximately \$60,000 and would be provided for \$10,000. These dwellings when constructed may also be eligible to apply for the City of Regina's Tax Incentive program, Neighbourhood Building Blocks. At this time, your Administration recommends guaranteeing to secure Habitat for Humanity Regina's anticipated 2012 building program by allowing them a minimum quota of five lots to be secured from the 10 lots that are immediately developable. The City has supported previous requests from Habitat with donated lots, financial assistance for the purchase of lots, provided funds to offset utility connections, and provided tax exemptions under the City's housing incentive programs.

The Administration supports this request to ensure that Habitat will have sufficient lots for their 2012 build while also supporting other possible affordable housing providers in the market.

BACKGROUND

The City of Regina has received a request from Habitat for Humanity Regina for the donation of five lots in the North Central Neighbourhood.

In order for the City to sell land at less than fair market value, Council's approval is required. The City must provide public notice before this matter is considered by City Council. Subsections 101(1) and (2) of *The Cities Act* require that public notice is given before Council considers a report respecting the sale of land for less than fair market value. Accordingly, City Council's approval of the sale is required, and is the subject of this report.

Last summer, the City provided a group of lots for sale for affordable housing development through a request for proposal (RFP) and a lot-draw system. The sale price for the RFP lots was \$5,000 per lot and was based on setting a nominal value of \$15,000 per lot further reduced by the \$10,000 affordable housing capital grant. This system was a new one to the City and although there were some administrative delays, the process had a positive outcome.

DISCUSSION

The Market

Due to the changing housing and land market, land values in the City of Regina have increased dramatically over the last five years. This, coupled with the growth of the population of Regina due to in-migration have resulted in a shortage of housing spaces at all different price-points in the market, but the rising land values have particularly constricted the market of 'affordable' accommodation. This has had a two-fold implication: 1) lots are rarely acquired by the City through tax-title seizure, 2) affordable housing providers are both acutely needed and under-resourced in this economy.

The City's Inner-City Lot Inventory

The City of Regina has 48 inner city lots that are, or could be zoned Residential. While this may appear to be a large number of lots, many of them have at least one constraint. Some of the lots are used as open space and the zoning designation will be reviewed. Some properties are difficult to service, others are not zoned for residential use, or are sites poorly configured or located for residential use. This leaves 10 lots that are more-or less immediately developable, appropriate and serviceable for this exercise. One of those lots would be appropriate to split into two lots, so functionally, there are 11 lots available. All of these lots are located in North Central or the Heritage neighbourhood as shown on the attached map.

Development Potential of Lots:

These lots are all suitable for single-family home development and this would represent the highest and best use of these lands at this time.

Regina's Development Plan states that:

- a) compact urban form should be achieved by:
 - iv) promoting infill development and rehabilitation
- b) That vacant inner city sites should be redeveloped in a manner which enhances the amenity of the neighbourhood; and
- r) That two storey, semi-detached and townhouse units having less outside surface area, and therefore less heat loss than a bungalow of the same floor area, should be promoted.” (page 26)

It is desirable to moderately increase intensification as the housing stock is renewed by development, thus it is encouraged that providers include secondary suites, or duplexes if appropriate, as a part of the development of these parcels. Secondary suites have been reviewed in the National Building Code effective as of September. It is anticipated that secondary suites will now be easier to legally implement.

Land in many parts of the City’s central area has historically been undervalued and despite recent increases, land in Regina’s built area continues to be relatively affordable when compared to other centres. Nevertheless, as demand for sites continues to increase, land will continue to become a more substantial component of overall project costs. This request comes at a time when development interest in Regina is increasing and land prices are rising.

Several groups have expressed interest and would like to apply for the opportunity to acquire some of the lots for the development of various forms of affordable housing. There are letters of interest from groups who wish to be informed of this call, and we feel that this will be the final time that the City is undergoing such a process to release inner-city single-family residential lots. The City administration will be looking for other avenues for encouraging affordability in housing, ensuring vibrant and complete communities throughout the City.

Habitat for Humanity is an organization that has benefited from the City in the past and one of the many non-profit and charitable housing providers doing excellent work in Regina. By allowing Habitat for Humanity to receive the five lots, Habitat will not have to undergo the full uncertainty of a lot draw and will have an assured supply of land for the building season of 2012. The City of Regina continues to encourage Habitat in their neighbourhood building practices.

RECOMMENDATION IMPLICATIONS

Financial Implications

It is recommended that The City of Regina issue an RFQ and an EoI for the 10 immediately developable lots in the inventory. These will be drawn in a randomized draw and sold with conditions of affordability and building quality at \$5,000 each. One lot valued at \$60,000, that can be severed, will be sold for \$10,000. This is below market value and results in an average gift value of \$30,000 per lot. It is recommended that Regina Habitat for Humanity be given five lots in the draw at the same cost to assure them of a land supply for the following year. The City Real Estate Branch advises that the estimated market value of each of the lots is approximately \$35,000, for a total of forgone revenue of \$320,000. The lots are located at: 809 Cameron St, 1241 Pasqua St, 1523 Rae St, 861 Retallack St, 961 Retallack St, 1409 Retallack St, 1214 Robinson St, 1767 Toronto St, 1203 Rae St, 1372 Garnet St. Many of these homes, when occupied, may then be eligible to apply for tax exemption through the Neighbourhood Building Blocks Program, roughly estimated at the 2006 rate to be \$1,800 per year/per dwelling for five years under current programs.

Environmental Implications

The proposed development of homes on existing inner-city lots supports the policies of Regina's Official Community Plan (*Regina Development Plan No. 7877*), the principles of which are to provide a sustainable community and to encourage development that contributes to maintenance or improvements to the quality of urban life, and to ensure that development occurs in a cost efficient, environmentally responsible and socially equitable manner.

The proposed infill developments will help maintain compact urban form and effectively utilize existing infrastructure and enhance the viability of the neighbourhoods. These units will intensify the area and have the benefit of supporting transit ridership, school enrolments and other social services that are already provided in the area. Further, expressions of interest will be evaluated for opportunities to access other existing grants and programs to support the inclusion of other amenities in the houses such as secondary suites and energy efficiency upgrades to lower the environmental impact of the houses and lower the monthly utility bills for the new inhabitants.

Strategic Implications

This proposal supports the policies and objectives of Regina's Official Community Plan (*Regina Development Plan No. 7877*), including those associated with inner city revitalization, and affordable housing. The project also supports the City of Regina's 2020 Vision to be Canada's most vibrant, inclusive, attractive and sustainable community. This proposal aims to find the highest and best use for the lands that are currently under City title.

Other Implications

None to this report.

Accessibility Implications

None to this report.

COMMUNICATIONS

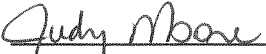
As required per Subsections 101(1) and (2) of *The Cities Act*, Public Notice is required before City Council exercises its authority to sell land at below fair market value. All known affordable housing providers and members of the public who have expressed interest in the process will receive notice of the RFQ and EoI calls. An advertisement for the RFQ and EoI will also be included on the City's website and the City Page of the Leader Post. Affordable housing providers and others who have expressed interest in City-owned lands will also receive copies of this report.

DELEGATED AUTHORITY

Sales below fair market value must be approved by City Council.

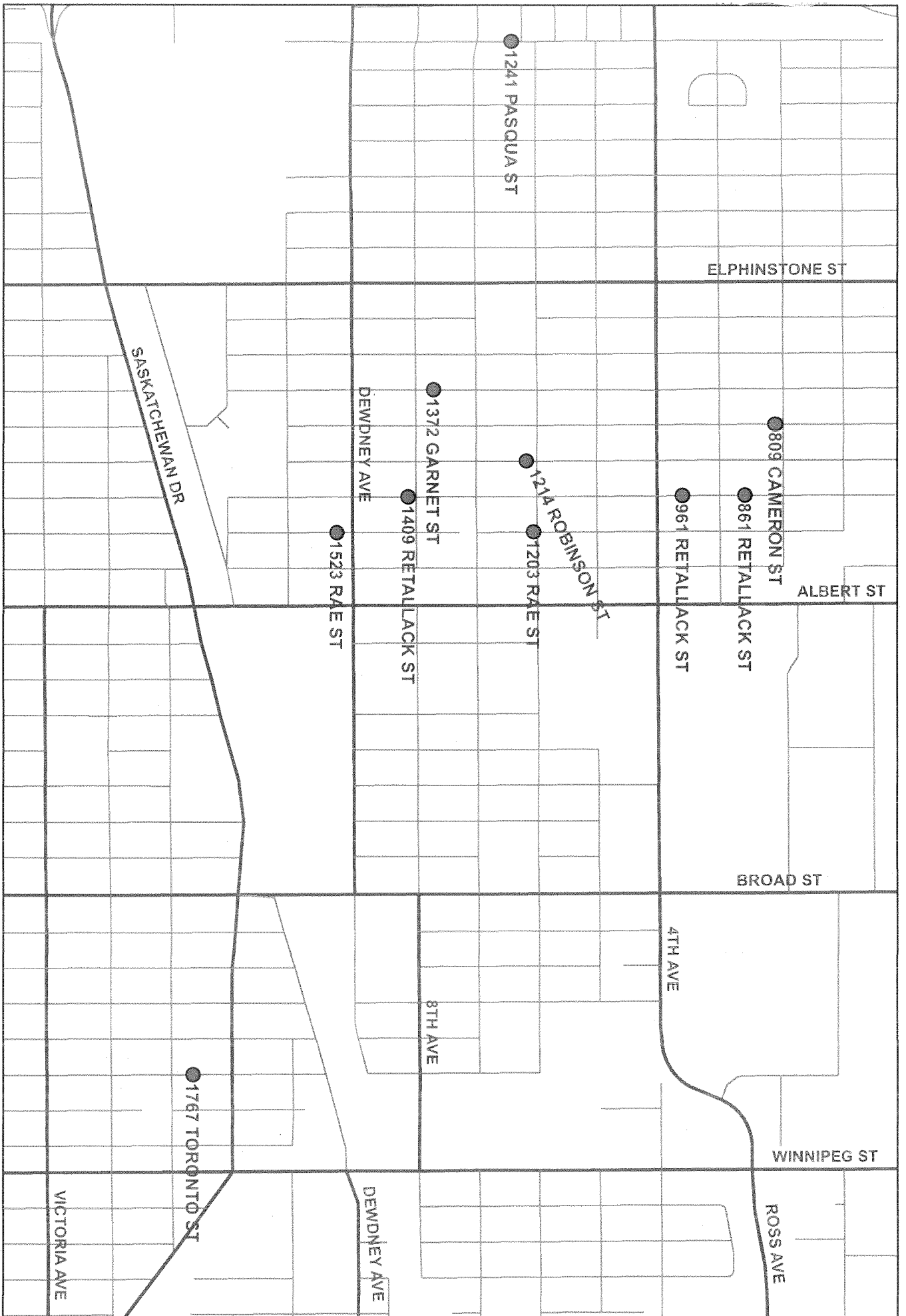
Respectfully submitted,

FINANCE AND ADMINISTRATION COMMITTEE



Judy Moore, Secretary

Appendix A: City Residential Lots: 2011 Lot Draw



Legend

● Developable Property

Major Roads

Local Road
Arterial Road



REGINA
by the horizon

City of Regina

Planning & Sustainability Department

Request for Qualifications and Expression of Interest

Summary

The City of Regina is looking for qualified applicants to express interest in pursuing a randomized draw for the discounted sale of ten (10) residential lots in the inner city for affordable housing. All qualifying applicants will be entered into a draw that will see the lots allocated randomly through a process hereinafter referred to as the "lot draw". These lots are all suitable for single detached dwellings (approximately 25 ft x 125 ft) or possibly duplex development. The sites are located in the North Central and Heritage neighbourhoods, are all clear of encumbrances on title, and are either serviced or immediately serviceable. Nine of the lots are valued at \$35,000 each and will be sold for \$5,000 per lot. One lot is valued at \$60,000 and will be sold for \$10,000. It is located at 809 Cameron St and it is expected that this lot will contain at least two dwellings as a duplex is a permitted use in the zone. The steep discount of the lots is intended to encourage providers of housing to be able to forward that discount on to new occupants for a minimum of ten (10) years.

The properties may, if qualified, be exempted of property tax as per the Neighbourhood Building Blocks Program but shall not be considered for other capital assistance, or servicing relief from the City of Regina. All developments will conform to and follow the development regulations and processes of the City of Regina.

Details of the lots, including aerial photos and addresses will be included in the appendix to this call.

Process

The call for qualifications and expression of interest will be open until the 3rd of October, 2011 at 4:45 pm in the City of Regina. All submissions must be complete by this date and no late submissions or missing information will be considered after this date. Qualifying proponents will be notified by mail. Submissions will not be returned and will be kept on file for one (1) year. Habitat for Humanity will be guaranteed five (5) lots for the draw process and will draw first. All other providers, should there be bidders, will request how many lots they would like to pursue, and will be in a randomized draw for which lots they receive.

Market Context

New house prices have risen by 76% since 2006 and vacancy for rental is at .8%. Building starts are currently short about 400 units per year for our current and expected growth rate. This is causing housing prices to rise very quickly. However, the current population and economic growth depends on workers in all sectors being able to procure appropriate housing. Currently, an income of \$43,000 is required to buy a house at \$254,000; this is beyond the reach of many young professionals and most service workers.

The shortage of rental units has also put pressure on the market. Rents are increasing and availability is low enough that new workers coming to province are having difficulties in finding accommodations as they arrive. Average rents have increased by 42% since 2006. Overcrowding is occurring as a result, in addition to upward pressure on rental rates. This will impact the economic growth of the City as people will not be able to find appropriate accommodation when they move here for industry and existing residents find it increasingly challenging to locate appropriate housing.

In 2006 20% of households had incomes under \$26,000 and over 15,600 households have affordability problems. The City of Regina encourages developers, housing providers and others to collaborate to respond to this request for qualifications (RFQ) and to provide an expression of interest (EoI) for the purchase of lots.

Policy Context

The framework for making decisions respecting the physical use and development of land in Regina is the *Regina Development Plan Bylaw No. 7877* (Official Community Plan).

Two fundamental principles form the basic framework of the OCP:

1. To promote a sustainable community and encourage development that contributes to maintenance or improvements to the quality of urban life.
2. To ensure that development occurs in a cost efficient, environmentally responsible, and socially equitable manner.

The objectives of this OCP clearly state the desirability of having a variety of housing types, tenures and affordabilities throughout the City (7.1, a,b). That neighbourhoods should be sustainable (7.1 d,e) and offer a full of choice to people of all ages and abilities (7.1 k, j), that mixed use and higher density housing is encouraged to facilitate the maintenance, conservation, renewal of existing housing stock and neighbourhoods and by making sure that new development is “compatible with adjacent residential and non-residential development” (7.1h).

Furthermore the OCP encourages the maintenance, conservation, renewal and retrofitting for greater energy efficiency in the use of existing housing.

The City of Regina’s Housing Incentive Policy (August 2009) is the basis of the “Building Blocks Program” and is used as the framework to guide City-led developments for affordable and/or rental housing. All expressions of interest will address how they meet criteria around both sustainability and design. These practices protect the environment and reduce the long-term shelter costs for owners and tenants.

Affordability

The properties identified in this Request for Expressions of Interest are offered for affordable housing development. The Expression of Interest and the submission of qualifications will both reflect how the proponent will create and assure affordability to the occupants of the new dwellings for not less than ten (10) years.

“Affordable” housing refers to housing that is affordable for owners or tenants at the income levels noted below. It can include private market housing, cooperatives, non-profit housing, and other housing types.

Affordable ownership housing is housing for individuals and families who are at or below the provincial Maximum Income Levels (MILs) as determined by the Provincial Government, or housing established by cooperatives, non-profit housing providers and Aboriginal organizations to provide affordable dwelling units on a long-term basis. The current provincial MILs are \$60,000 annual household income for a family. Average house price is \$274,676 in the City of Regina as of June 2011 (MLS).

Only *Affordable Ownership* models will be considered. Other tenure models that place an alternative to ownership that is not rental shall also be considered, such as co-op, life-lease or other models that can be demonstrated to decrease occupant mobility.

Sustainability & Energy Efficiency

The City of Regina strongly supports sustainable housing design, building practices and construction technologies.

- All buildings will meet or exceed the energy efficiency and water conservation requirements of provincial affordable housing programs.
 - Developments are required to meet either EnerGuide 80 or Energy Star standards.
- Developments are encouraged to have solar electrical (PV) hookups and built to take maximum advantage of passive solar access.
- Landscaping should maximize greenspace and/or gardening opportunities.
- Landscaping should provide for stormwater management

Design

- Front porches are encouraged to provide street-friendly facades and to encourage inhabitants to interact with the neighbourhood.
- If the proposal has a basement, it must be designed to accommodate future basement living area development (second-suite ready).
- Must be compatible with adjacent neighbouring development in terms of massing and form.
- Proposals should include secondary suites, duplexes and other forms that accommodate more than one household where permitted by zoning.
- Parking access shall be provided by rear lane where possible.

Request For Qualifications

All applicants will submit an application that will demonstrate the fulfillment of the following criteria:

1.0 Development Expertise

It is recognized that some proponents may not either be builders, not-for-profit service providers, and/or affordable housing developers. However, it is expected that proponents may propose partnerships with other organizations that either secure the affordability criteria, have demonstrated past building experience.

The application will address:

1.1 Previous development experience/capacity

- a) *Demonstration of understanding of zoning and building code regulation*
- b) *Demonstration of having produced/developed previous dwellings/constructions*
- Or/and*
- c) *Partnership with group/individual/corporation with a) and b)*

2.0 Affordability

Proponents may submit proposals that provide affordable housing for those at lower than provincially set Maximum (MIL) Income levels.

The application must address:

2.1 Proposed affordability model

- a) *tenure model (own, life-lease, co-op etc.)*
 - *demonstration of ability to manage tenure model*
- b) *proposed MIL/ approximate price point*
- c) *affordability guarantee for minimum of 10 years*

3.0 Target Demographic

Regina, like most other Canadian municipalities, will face demographic challenges related to aging and mobility in particular. Regina's aboriginal and newcomer populations also face housing challenges related to their particular demographics.

The application must address:

3.1 Proposed selection criteria for new occupants/inhabitants

3.2 Overview of demographic niche that is being served, such as;

- *Age of population (seniors, youth), and/or*
- *Family composition (large families, seniors), and/or*

- *Social challenges to housing, and/or*
- *Physical barriers to housing.*

4.0 Contact and corporate registration information

All applications will contain:

4.1 Contact information

Contact Name (s)

Organization

Address

Phone number

Fax number

Primary email

Secondary email

4.2 Proof of Incorporation in the Province of Saskatchewan (or other valid Canadian jurisdiction) (Any not-for-profit organization duly registered pursuant to The Non-Profit Corporations Act, 1995 or corporation duly registered pursuant to The Business Corporations Act (Saskatchewan) . (or other valid Canadian jurisdiction)

or

Authorized representatives of a co-operative housing organization.

4.3 Statement of Conflict of Interest

All organizations will submit a statement confirming that they have no other pending conflicting contracts with the City. Individuals employed by the City of Regina and corporations/organizations/agents owned, controlled or employed by individuals or immediate relatives of individuals employed by the City of Regina are NOT ELIGIBLE.

Expressions of Interest

Expressions of interest should address current market expectations, general philosophy of the proponents, and how affordability goals are intended to be met.

The expression of interest will address, if applicable, what other partners or funding sources may be accessed to pursue the goals of the development.

The expression of interest will indicate how many lots the proponent will bid on.

The expression of interest will outline, without the detail of a development proposal, how the development will meet the policy objectives of the City of Regina.

Further, without the detail of a development proposal, the expression of interest will propose a type of development consistent with the regulations, proposed sustainability standards, innovation features (if any) and how design criteria will be intended to be met. This may be done through the inclusion of drawings, photographs, design/engineering drawings, elevations or other multimedia components to illustrate the concept of the proposal.

The expression of interest will outline the intended timing and phasing of the project, demonstrating a comprehensive understanding of building practices in the City of Regina including the expected time of the occupancy permit (no later than June 2013).

The expression of interest may include reference material that refers to past developments and best practices.

The expression of interest will demonstrate the intended benefit to the occupants and the community through the sensitive development of the City-owned lot.

Submission Requirements:

All submissions will be on 8.5x11 paper and submitted in paper form to the Planning and Sustainability Department of the City of Regina. Three (3) complete copies of the entire submission will be provided.

One copy of the submission will be submitted in electronic format in .pdf or .doc format, any drawings or other illustrative media may be in the format of the proponent's choice.

No binding contract for the purchase of the property shall be entered into until the successful proponent and the City of Regina have negotiated and executed a detailed agreement. In addition, acceptance of any proposal may, *inter alia*, be conditional upon regulatory approvals in respect of proposed development.

All submissions will be kept for the period of one (1) year and become the property of the City of Regina for record-keeping purposes. They will be subject to the protocols of the *Freedom of Information Act*.

Evaluation

The City of Regina advises proponents that selection and approval procedures may be modified depending upon the nature and quantity of proposals received. The City reserves the right to accept any proposal and to reject any or all proposal(s). Further, the City may seek clarifications of any submission, may negotiate the terms thereof, and may waive any informality or deficiency in any proposal.

It is intended that all submissions will be reviewed by the City of Regina to determine compliance with the proposal call and completeness of submission.

Contact Information

All questions and submissions will be sent to the attention of:

Lauralyn Johnston
Senior City Planner – Housing
Planning and Sustainability Department
Planning and Development Division

City of Regina

Queen Elizabeth II Court
2476 Victoria Avenue
PO Box 1790
Regina, SK,
S4P 3C8

P: 306-777-6688
F: 306-777-6998
E: LJOHNSTO@regina.ca

Appendix A – Lot Statistics

Civic Address	lot	Block	plan	sqft	zone
809 Cameron St	2*	20	H4670	5,207	R3
1241 Pasqua St	11	C	DV4404	2,244	R3
1523 Rae St	40	237	OLD 33	3,125	R3
861 Retallack St	16	22	H4670	3,125	R3
961 Retallack St	16	27	H4670	3,125	R3
1409 Retallack St	3	210	OLD 33	3,125	R4A
1214 Robinson St	29	150	1.01E+08	3,125	R3
1767 Toronto St	17	293	OLD 33	3,125	R4A
1203 Rae St	21	147	I125706	3,125	R4A

Regina
CITY OF REGINA

Printed 7-May-2011

City of Regina Corporate
GIS

Zoning Viewer
809 Cameron St

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City of Regina
Aerial Photography Project April 2007



CITY OF REGINA

Printed 7-May-2011

City of Regina Corporate GIS

Zoning Viewer
1214 Robinson St



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City of Regina
Aerial Photography/Ordnance Map 1993

Regina
CITY OF REGINA

Printed 7-May-2011

City of Regina Corporate
GIS

Zoning Viewer
961 Retailack St

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CITY OF REGINA

Printed 13-May-2011

City of Regina Corporate
GIS

Zoning Viewer
1767 Toronto St



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CITY OF REGINA

Printed 7-May-2011

City of Regina Corporate GIS

Zoning Viewer
1523 Rae St



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Regina
CITY OF REGINA

Printed 7-May-2011

City of Regina Corporate
GIS

Zoning Viewer
1409 Metallack St

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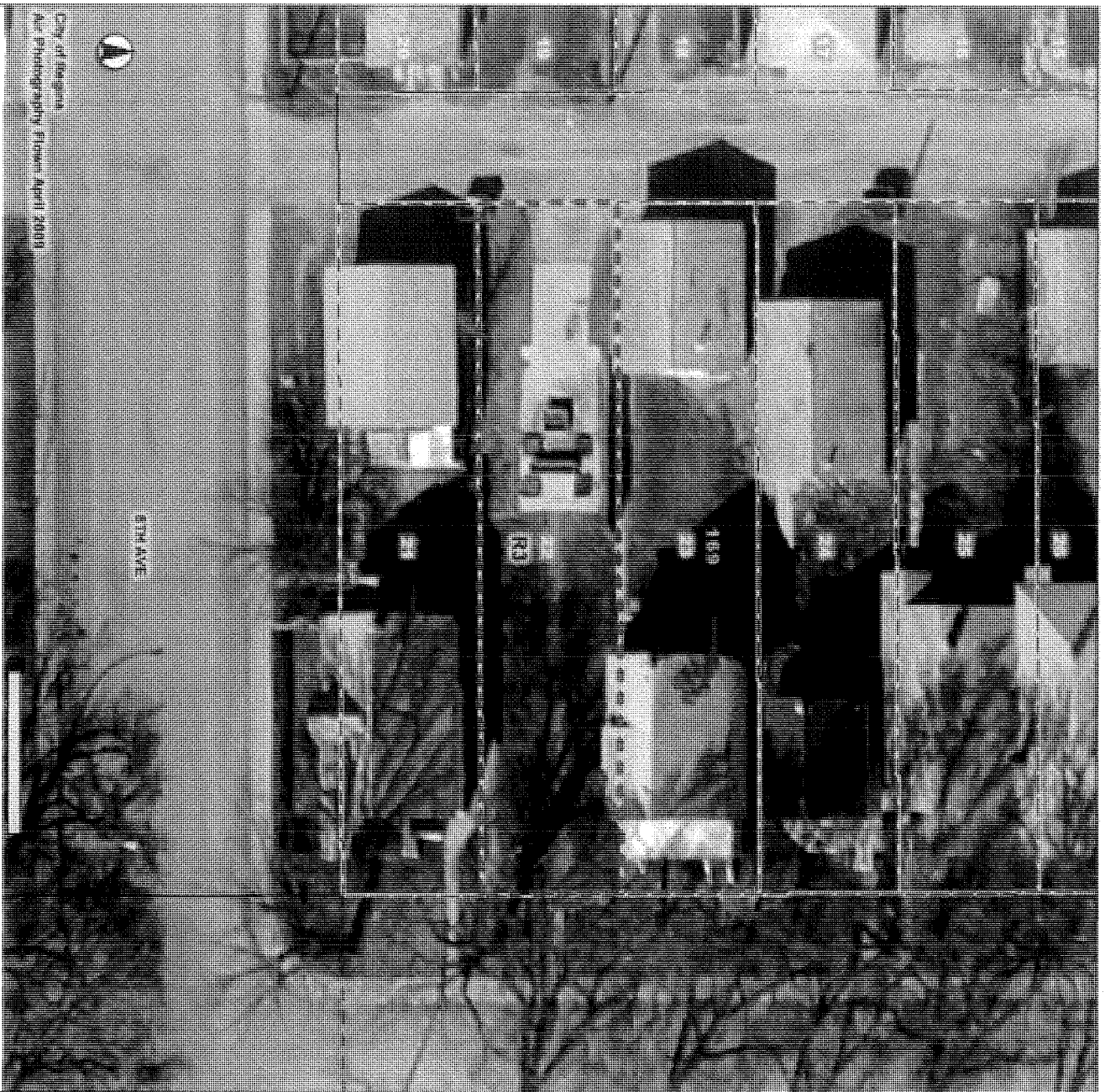


CITY OF REGINA

Printed 7-May-2011

City of Regina Corporate
GIS

Zoning Viewer
1372 Garnet St



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City of Regina
Aerial Photography Project April 2011



Printed 14-Jul-2011

City of Regina Corporate
GIS

Zoning Viewer
1241 Pasqua St

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CITY OF REGINA
 Printed 7-May-2011

City of Regina Corporate
 GIS

Zoning Viewer
 1203 R44 St

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Printed 7-May-2011

City of Regina Corporate
GIS

Zoning Viewer
861 Retailack St

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City of Regina
Aerial Photography - Regina, Saskatchewan

August 22, 2011

To: His Worship the Mayor
and Members of City Council

Re: 2012 Servicing Agreement Fee Rate

**RECOMMENDATION OF THE EXECUTIVE COMMITTEE
- AUGUST 10, 2011**

That the 2012 Servicing Agreement Fee rate (the “SAF rate”) of \$238,946 per hectare be approved.

EXECUTIVE COMMITTEE – AUGUST 10, 2011

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

Mayor Pat Fiacco, Councillors: Louis Browne, Fred Clipsham, John Findura, Michael Fougere, Jocelyn Hutchinson, Mike O’Donnell and Chris Szarka were present during consideration of this report by the Executive Committee.

The Executive Committee, at its meeting held on August 10, 2011, considered the following report from the Administration:

RECOMMENDATION

Your Administration recommends that the 2012 Servicing Agreement Fee rate (the “SAF rate”) of \$238,946 per hectare be approved.

CONCLUSION

On December 21, 2009, Council approved report CR09-171 detailing the *Servicing Agreement Fee* policy (the “Policy”). As determined by a cash flow analysis of Servicing Agreement Fee revenues versus eligible capital projects funded in accordance with the Policy, the required 2012 SAF rate is \$238,946 per hectare (ha) of development. This represents an increase of 2.92% from the 2011 SAF rate.

BACKGROUND

The *Planning and Development Act, 2007*, allows municipalities to establish development levies and servicing agreement fees (“SAF”) necessary to fund the infrastructure investment required for new growth. The SAF are collected from developers when the Servicing Agreements are approved.

SAF reflect the costs directly related to providing, altering or upgrading sewage, water, drainage and other utility services, as well as transportation and park and recreation facilities that directly or indirectly service new subdivisions. SAF levied are held in reserve and used only for projects that comply with legislative requirements and City Council's policies regarding these fees.

In 2007, Watson & Associates Ltd. (Watson) completed a review of the City's SAF policy. Prior to this review, principles related to SAF were reviewed only once every five years and were never formally adopted as a Council-approved policy. Rapid changes in the pace of development between the years 2002 and 2007 resulted in inadequate SAF policies and an SAF rate that did not reflect the true cost of providing services to new developments in the City. In order to ensure this did not occur in the future, City Council instructed the Administration to recommend a new SAF rate for their approval on an annual basis.

In 2009, the Administration submitted the Policy with the proposed SAF rate for 2010. The Policy, adopted by Council on December 21, 2009 provided a more clearly defined policy based on the recommendations and principles contained within the Watson report.

DISCUSSION

The authority to charge SAF is provided to the City of Regina through the *Planning and Development Act, 2007*. The fees collected from the development of new subdivisions are used to provide water, wastewater, drainage, roadway, parks, and recreation services that directly or indirectly serve these subdivisions.

In administering SAF, the City creates a list of projects that are necessary to provide services to new developments expected to be built over a certain time horizon (generally 20 years), as determined through information provided by the development community, the Official Community Plan, and the pace of development during the previous five years. On a simplified level, the SAF rate is the cost of providing services divided by the number of hectares that will benefit from those services to determine a cost per hectare.

2012 SAF Rate Calculation

In February of 2011, the Administration and the Regina and Region Home Builders' Association (RRHBA) met to begin discussions on a comprehensive rate review. At this meeting the Administration informed RRHBA that the projects and project costs were in the process of being adjusted and the Administration requested that the developers update their development phasing plans for the model. The Administration also adjusted the number of hectares of available land in new areas in order to calculate a new SAF rate.

The Administration has completed the comprehensive review and revised the current capital projects model including additional lands required to maintain a 20-year model. Completed projects have been removed from the model; pending projects have been reviewed to ensure cost estimates and project scheduling include the most current available information; and additional projects have been added to the model, beyond the Stage I scenario, to ensure the Capital Projects Model reflects a 20-year horizon. The additional projects representing development within the Stage II scenario are generic and not specific to future growth areas, but have a cost attached to them that is comparable to current development projects.

The City's Development Engineering Department, in coordination with the Finance Department, has calculated the final 2012 SAF rate, including carrying costs, over the 20-year period. When adjusted for inflation and interest, the recommended SAF rate for 2012 requires a 2.92% increase to \$238,946 per hectare.

RECOMMENDATION IMPLICATIONS

Financial Implications

Collecting and managing SAF appropriately is important for the sustained financial health of the City. If inadequate SAF are collected to provide the new infrastructure required for growth, the projects will have to be funded from other sources such as current contributions to capital or provincial and federal funding as the demand for them will exist with the development of new neighbourhoods. Alternatively, new infrastructure could be deferred until the required resources become available, but with the effect of slowing the pace of new development. A properly calculated and applied SAF rate is essential to ensure there is adequate capital investment to provide future infrastructure requirements related to growth.

Environmental Implications

There are no environmental implications with respect to this report.

Strategic Implications

Strengthening City infrastructure and managing public assets will be achieved through effective financial management. Appropriate SAF rates enable the City to provide reliable water, wastewater, storm and roadway infrastructure through SAF funding, ensuring other funds remain available for other City priorities.

Other Implications

There are no other implications with respect to this report.

Accessibility Implications

There are no accessibility implications with respect to this report.

COMMUNICATIONS

Ongoing consultation has occurred between the Administration and the RRHBA. This report has been provided to the RRHBA prior to the meeting of Executive Committee.

DELEGATED AUTHORITY

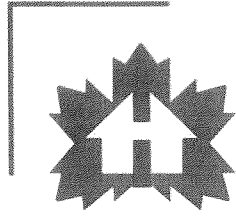
The disposition of this report requires City Council approval.

Respectfully submitted,

EXECUTIVE COMMITTEE



Joni Swidnicki, Secretary



July 28, 2011

City Council
City of Regina
Queen Elizabeth II Court
Regina, SK, S4P 3C8

Subject: 2012 Servicing Agreement

Dear City Council Members;

Before you is the Servicing Agreement Fee Rate for 2012. The rate is proposed at \$238,946 per hectare or just under a 3%, effective January 1, 2012.

The RRHBA continues to be concerned how new home buyers finance public benefits and infrastructure, not over the functional lifespan of the infrastructure, but over the term of their personal mortgage. We also recognize that until there is a fundamental shift in how the all three levels of government view financing infrastructure, the current "growth pays for growth" strategies at least ensure that the residential construction industry is able to continue to provide for the increasing need for housing and community building in Regina.

We appreciate the manner that Jason Carlston's team has worked with our industry to ensure transparency in creating the 2012 rate and taking steps to mitigate unnecessary components that place additional upward pressure on the SAF Fee Rate. Special mention needs to be made to Geoff Brown and James Beck in Planning and Development, who have been terrific facilitators in the process, taking the time to listen and work with the RRHBA to find optimal solutions when issues, that inevitably will occur, arise around the setting of the rate.

Ensuring reasonability in the setting of this rate is one way that the City of Regina can continue to ensure that the Community Developers can continue to build the Regina communities that house our residents, with a mix of housing options to service all markets, and that add immeasurably to the overall offering, character, and vibrancy of our city.

A handwritten signature in black ink, appearing to read "Stu Niebergall", is written over the text of the previous paragraph.

Stu Niebergall
Executive Director
Regina & Region Home Builders' Association

August 22, 2011

To: His Worship the Mayor
and Members of City Council

Re: New Development Levy Bylaw, Amendments to Servicing Agreement Policy &
Miscellaneous Updates to Servicing Fee Documentation

RECOMMENDATION OF THE EXECUTIVE COMMITTEE - AUGUST 10, 2011

1. That the City Solicitor be instructed to prepare the Development Levy Bylaw with the development levy rate of \$232,164 per hectare (ha) effective September 1, 2011, and the development levy rate of \$238,946 effective on and after January 1, 2012 be approved.
2. That the amendment of the *Administration of Servicing Agreements* policy to become the attached *Administration of Servicing Agreements and Development Levy Agreements* policy be approved.
3. That the amendment of the *Administration of Servicing Agreement Fees* policy to become the attached *Administration of Servicing Agreements Fees and Development Levies* policy be approved.
4. That the amendments to the *Servicing Agreements Standard Conditions* as attached to this report be approved.
5. That the attached *Development Levy Agreement Standard Conditions* be approved.
6. That the attached *Development Levy Agreement* standard template be approved.

EXECUTIVE COMMITTEE – AUGUST 10, 2011

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

Mayor Pat Fiacco, Councillors: Louis Browne, Fred Clipsham, John Findura, Michael Fougere, Jocelyn Hutchinson, Wade Murray, Mike O'Donnell and Chris Szarka were present during consideration of this report by the Executive Committee.

The Executive Committee, at its meeting held on August 10, 2011, considered the following report from the Administration:

RECOMMENDATION

1. That the City Solicitor be instructed to prepare the Development Levy Bylaw with the development levy rate of \$232,164 per hectare (ha) effective September 1, 2011, and the development levy rate of \$238,946 effective on and after January 1, 2012 be approved.

2. That the amendment of the *Administration of Servicing Agreements* policy to become the attached *Administration of Servicing Agreements and Development Levy Agreements* policy be approved.
3. That the amendment of the *Administration of Servicing Agreement Fees* policy to become the attached *Administration of Servicing Agreements Fees and Development Levies* policy be approved.
4. That the amendments to the *Servicing Agreements Standard Conditions* as attached to this report be approved.
5. That the attached *Development Levy Agreement Standard Conditions* be approved.
6. That the attached *Development Levy Agreement* standard template be approved.

CONCLUSION

Development Levy Bylaw

The Development Levy Bylaw (the “Bylaw”) provides the City with the ability to recover development costs for parcels of land that (i) are outside of the development levy exemption zone specified in the *Administration of Servicing Agreements Fees and Development Levies* policy (the “Exemption Zone”), (ii) are not subject to subdivision, and (iii) will require servicing that would otherwise be incurred by the City or subsidized by other developers. The documents and policies created and amended for approval in this report provide the Administration with the resources to put the Bylaw into effect.

Miscellaneous Policy Updates

The amendments to the *Administration of Servicing Agreements and Development Levy Agreements* policy and *Servicing Agreement Standard Conditions* address inconsistencies in language and provide clarity to prevent confusion in interpreting these documents.

BACKGROUND

Development Levy Bylaw

Currently, when no subdivision is required to develop an existing parcel of land, the City is prohibited from applying Servicing Agreement Fees (SAF) under the *Planning and Development Act, 2007* (the “Act”). The Act does, however, permit the City to collect a development levy to recover the capital cost of infrastructure required for this development through the creation of a bylaw. On October 4, 2010, Council approved report CR10-105 which authorized the preparation of a bylaw and amendments to other bylaws and policies to enable the collection of a development levy.

Miscellaneous Policy Updates

Finally, Council report CR10-105 also approved amendments to the standard *Servicing Agreement* form, *Servicing Agreement Standard Terms and Conditions* and other documents and policies as may be required to update and provide greater clarity for requirements and obligations. The amendments include the updated security requirements as approved by Council (CR10-105).

DISCUSSION

Development Levy Bylaw

When no subdivision is required to develop an existing parcel of land, the City is prohibited from applying SAF under the Act. Section 169(1) of the Act permits Council to adopt a bylaw establishing development levies such that the City may recover capital costs of services and facilities in circumstances where development occurs without a subdivision and SAF cannot be applied.

A development levy, enacted through a bylaw, would allow the City to recover development costs that would otherwise be incurred by the City or other developers for parcels of land that (i) are outside the Exemption Zone, (ii) are not subject to subdivision, and (iii) require the provision of new services either directly or indirectly. The Bylaw, amended policies, and new policies discussed herein provide for rates that are equivalent to the existing SAF rate and policies that are fair and consistent with the City's current method for collecting capital funding for growth related infrastructure via SAF.

The only substantial difference in the application of the development levies (as compared to SAF) are:

- each development levy agreement will require the direct approval of Council; whereas servicing agreements can be approved by the General Manager of Planning and Development; and
- no security for infrastructure is expected to be obtained since, in the case of a development levy, public infrastructure is either not expected to be constructed or is expected to be constructed through a mechanism other than the development levy agreement (typically a tri-party agreement).

The documented policy amendments to put the development levy into effect include:

- the *Administration of Servicing Agreements* policy (originally approved by Council in report CR97-81) to become the *Administration of Servicing Agreements and Development Levy Agreements* policy; and
- the *Administration of Servicing Agreement Fees* policy (originally approved by Council in report CR09-171) to become the *Administration of Servicing Agreements Fees and Development Levies* policy.

Additional documented policies created to implement the development levy include:

- the *Development Levy Agreement Standard Conditions* which set out equivalent requirements to the *Servicing Agreements Standard Conditions* save and except for the differences described above; and
- the *Development Levy Agreement* standard template which sets out equivalent requirements to the *Servicing Agreement* standard template save and except for the differences described above.

The result of the amendments to the existing policies and the creation of equivalent new policies provides for a singular approach for the Administration and developers in applying both servicing agreements (when subdivision occurs) and development levy agreements (when no subdivision occurs).

To summarize, the Bylaw (i) sets out the development levy that will be charged, (ii) describes the development lands that will be subject to the levy, (iii) provides authority for the City to enter into development levy agreements and (iv) indicates how the amount of the levy is determined. Development levies will be imposed on development lands upon application for a development or building permit. A developer that is required to pay a development levy pursuant to the Bylaw will be required to enter into a development levy agreement with the City.

Miscellaneous Policy Updates

The review of the standard documentation and policies for servicing fees described in this report will also result in updates and amendments to:

- the *Administration of Servicing Agreement Fees* policy, which now becomes the *Administration of Servicing Agreements Fees and Development Levies* policy; and
- the *Servicing Agreement Standard Conditions*.

Each of these amended documents is attached to this report.

RECOMMENDATION IMPLICATIONS

Financial Implications

The Bylaw will permit the City to recover new development costs where Servicing Agreements do not apply. The fees and policies related to development levies are equivalent to the existing *Administration of Servicing Agreements* and *Administration of Servicing Agreement Fees* policies. The development fees collected will be incorporated into the SAF Funds used to support growth related projects in the City as approved under the *Administration of Servicing Agreements Fees and Development Levies* policy (as attached to this report).

Environmental Implications

None with respect to the recommendations of this report.

Strategic Implications

Strengthening City infrastructure and managing public assets will be achieved through effective financial management. Collecting appropriate development charges (SAF or development levies) enables the City to provide reliable water, wastewater, storm and roadway infrastructure to new developments while ensuring other funds remain available for other City priorities.

Other Implications

In discussions, the RRHBA has indicated it is in favour of the proposed Bylaw as it eliminates discrimination between types of land development (i.e. subdivided and non-subdivided) and subjects all types of land development to the same fee structure.

Accessibility Implications

None with respect to the recommendations of this report.

COMMUNICATIONS

The RRHBA was consulted in developing the Bylaw.


Notice of the creation of the new Bylaw will have been advertised to the public in the local newspaper as part of the requirements prior to the August 22, 2011 meeting of Council.

DELEGATED AUTHORITY

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

Respectfully submitted,

EXECUTIVE COMMITTEE



Joni Swidnicki, Secretary

Administration of Servicing Agreements and Development Levy Agreements

Purpose	To provide for the orderly administration of servicing agreements for approved subdivisions and development levy agreements for approved non-subdivided development by the adoption of standards and policies addressing security for performance of developers' covenants, the remittance of Servicing Agreement Fees or Development Levies in instalments.
Scope	This policy generally applies to both Servicing Agreements and Development Levy Agreements. It is noted in circumstances where statements apply to one type of agreement and not the other.
Authority	Adopted by resolution of City Council, December 16, 1996, Report CR96-311 Revised by Resolution of City Council, March 24, 1997, Report CR97-81 The Planning and Development Act, 2007
Contact	For more information please contact: Infrastructure Development Branch Development Engineering Department Planning and Development Division P.O. Box 1790 Regina, Saskatchewan S4P 3C8 Tel: 777-7963
Definitions	Council: Means the council of the City of Regina, acting for the purposes of <i>The Planning and Development Act, 2007</i> as a municipality or an approving authority. Developer: Means: an applicant for subdivision approval who is required to enter into a Servicing Agreement pursuant to section 172 of <i>The Planning and Development Act, 2007</i> ; or

an applicant for a development permit or building permit who is required to enter into a Development Levy Agreement pursuant to the City's *Development Levy Bylaw, 2011* and section 171 of *The Planning and Development Act, 2007*.

Servicing Agreement:

Refers to the form of Servicing Agreement, including Standard Conditions, adopted by the Council from time to time, and referred to in Administrative Reports respecting subdivision or development applications as the City's "Standard Servicing Agreement"; all subject to such changes as circumstances of subdivision or development applications require and as may be approved or directed by Council.

Development Levy Agreement

Refers to the form of Development Levy Agreement, including Standard Conditions, adopted by the Council from time to time, and referred to in Administrative Reports respecting development applications as the City's "Standard Development Levy Agreement"; all subject to such changes as circumstances of development applications require and as may be approved or directed by Council.

Servicing Agreement Fees / Development Levies

Refers to the charges or levies adopted by Council from time to time pursuant to Part VIII of the *Planning and Development Act, 2007*.

Infrastructure Work:

Has the meaning ascribed in the Servicing Agreement and Development Levy Agreement and is generally intended to refer to work or services related to streets, roads, grading and utilities to be provided, constructed or installed by a developer of an approved subdivision, excluding Landscaping Work.

Landscaping Work:

Has the meaning ascribed in the Servicing Agreement and Development Levy Agreement and is generally intended to refer to work or services related to the establishment of parks and landscaping and/or irrigation of public lands such as Municipal Reserve, Environmental Reserve, Buffer Strips,

Floodway Fringe Areas to be provided, constructed or installed by a developer of an approved subdivision, excluding Infrastructure Work.

P&D Act:

Means The Planning and Development Act, 2007

Phase(s) or Phased Development:

Refers to the registration and development of a portion only of an approved subdivision.

**Policy
Statement**

The General Manager of Planning and Development is authorized to prepare Servicing Agreements / Development Levy Agreements and arrange for the execution of same by the City Clerk, and thereafter administer Servicing Agreements / Development Levy Agreements, in accordance with the policies and procedures set forth in this Policy.

Part A – Financial Assurances for Completion of Work

Upon entering into Servicing Agreements, the General Manager of Planning and Development shall obtain securities in an approved form in the amount of 50% of the total estimated cost of the aggregate of Infrastructure Work and Landscaping Work.

The security may be varied upon the completion of Infrastructure Work and the issuance of a Completion Certificate to such effect, to an amount equalling:

10% of the total estimated cost of Infrastructure Work; plus 50% of the total estimated cost of all remaining Parks and Landscaping Work;

provided that the amount of the security varied in accordance with this clause shall not exceed the original amount of security provided at the time of entering into the servicing agreement, nor shall the security be reduced to an amount less than the aggregate of 10% of the total cost of infrastructure work and 10% of the total cost of parks and landscaping work.

Upon completion of Landscaping Work and the issuance of a Completion Certificate to such effect, the security may be further reduced to;

10% of the total estimated cost of Infrastructure Work; plus 10% of the total estimated cost of Park and Landscaping Work.

Upon receipt of the Final Acceptance Certificate of the Infrastructure Work, the security may be further reduced to:

10% of the total estimated cost of Park and Landscaping Work;

provided that a Completion Certificate for the Landscaping work has been issued. If a Completion Certificate for the Landscaping work has not been issued, the security shall remain at the aggregate of 10% of the total estimated cost of the Infrastructure Work plus the initial 50% of the estimated cost of all Parks and Landscaping work. This security shall be maintained until a Completion Certificate for the Landscaping work has been issued.

Upon receipt of the Final Acceptance Certificate of the Landscaping Work, the security may be released in its entirety provided that a Final Acceptance Certificate of the Infrastructure Work has been issued.

The provisions of this Part A apply to all Servicing Agreements unless the Council provides different terms in its resolution approving the relevant subdivision application or development.

Part B – Payment of Servicing Agreement Fees

In this Part B, the following words and phrases shall have the meaning ascribed hereunder:

“Subdivision” means an overall subdivision as will have been shown in a concept plan submitted by the Developer for approval by the Council, and refers to the entire area as would be locally known as that named subdivision irrespective of approval of partial plans of subdivision or phased development thereof;

“Development Area” refers to the area shown for construction or development in schedules to a Servicing Agreement.

Servicing Agreements shall provide as follows in this Part B with regard to the payment of Servicing Agreement Fees in instalments.

Instalment payments on Servicing Agreement Fees will be accepted in Servicing Agreements having a Development Area of 2 or more hectares.

Instalments payments on Servicing Agreement Fees will be accepted in Servicing Agreements having a Development Area of less than 2 hectare to a limit of two Servicing Agreements per year per subdivision.

Instalments payments on Servicing Agreement Fees will be accepted in Servicing Agreements pertaining exclusively to a park having a Development Area of less than 2 hectares, to a limit of one Servicing Agreement per year per subdivision. This provision is in addition to the two Servicing Agreements per year described in the immediately preceding clause.

Notwithstanding the preceding clauses in this Part B, no instalment payments shall be allowed in any Servicing Agreement having a Development area of 0.75 hectares or less.

Instalment payments shall be as follows:

(a) For Assessments in relation to Infrastructure

30% upon execution of the Servicing Agreement;

40% upon the earlier of the issuance of a Certificate of Completion for Infrastructure Work or 9 months from the date of the Servicing Agreement;

30% upon the earlier of the issuance of Final Acceptance Certificate for the Infrastructure Work or 18 months from the date of the Servicing Agreement.

(b) For Assessment in relation to Parks and Recreation Facilities

50% upon the earlier of the issuance of a Certificate of Completion for Landscaping Work or 12 months from the date of the Servicing Agreement;

50% upon the earlier of the issuance of Final Acceptance Certificate for the Landscaping Work or 24 months from the date of the Servicing Agreement.

Payment of the unremitted portion(s) of Servicing Agreement Fees shall at all times be secured by Letters of Credit in an approved form. The Letters of Credit may be reduced or surrendered, as the case may be, upon remittance by the Developer of an instalment on or payment of the balance of the Servicing Agreement Fees.

Part C – Payment of Development Levies

In this Part C, the following words and phrases shall have the meaning ascribed hereunder:

“Development Area” refers to the area shown for construction or development in schedules to a Development Levy Agreement

Development Levy Agreements shall provide as follows in this Part C with regard to the payment of Development Levies in instalments.

Instalment payments on Development Levies will be accepted in Development Levy Agreements having a Development Area of 2 or more hectares.

Notwithstanding the preceding clauses in this Part C, no instalment payments shall be allowed in any Development Levy Agreement having a Development area of 0.75 hectares or less.

Instalment payments shall be as follows:

30% upon execution of the Development Levy Agreement;

40% upon 9 months from the date of the Development Levy Agreement;

30% upon 18 months form the date of the Development Levy Agreement.

Payment of the unremitted portion(s) of Development Levies shall at all times be secured by Letters of Credit in an approved form. The Letters of Credit may be reduced or surrendered, as the case may be, upon remittance by the Developer of an instalment on or payment of the balance of the Development Levies.

Procedures

The General Manager of Planning and Development, when reviewing subdivision applications, shall attempt to identify aspects of the subdivision application which may require any departure from approved Servicing Agreement forms and policies. The intent of this requirement is to provide the council and its commissions, boards and committees with sufficient information to identify and adopt specific resolutions authorizing the departure from practices and procedures identified in this document.

Development Levy Agreements must be council approved as described in subsection 165(8) of *The Planning & Development Act, 2007*.

All Servicing Agreements and Development Levy Agreements shall be executed by the City Clerk, and one original executed copy thereof shall be maintained in the Office of the City Clerk. The City Clerk shall not execute any Servicing Agreement or Development Levy Agreement unless an original executed copy thereof has been approved as to form and content by the City Solicitor.

All Financial Securities taken under the terms of Servicing Agreements shall be deposited in the vault maintained by the Director of Finance.

The General Manager of Planning and Development shall, when retrieving original securities for reduction or return to the Developer or the issuing institution, provide the Director of Finance with a statement which identifies the payments received or the certificates issued by the General Manager which condition the release or the reduction of security, and which further identifies the accounts to which any payment shall be credited under the requirements of the P&D Act.

Administration of Servicing Agreement Fees and Development Levies

Purpose	To provide for the administration of an appropriate Servicing Agreement Fee / Development Levy calculation method based on fairness, affordability, sustainability, maximization of benefits compared to costs and risk distribution for all new development in the City of Regina.
Scope	Provide procedure for the inclusion of projects in the Servicing Agreement Fee / Development Levy reserve fund; calculation of annual Servicing Agreement Fee / Development Levy; and administer policy and procedures for fees related to development in the City of Regina.
Authority	Adopted by resolution of City Council December 21, 2009, Report CR09-171. <i>The Planning and Development Act, 2007</i>
Contact	For more information please contact: Infrastructure Development Branch Development Engineering Department Planning and Development Division P.O. Box 1790 Regina, Saskatchewan S4P 3C8 Tel: 777-7963
Definitions	<i>Capital Costs:</i> Means the estimated cost, pursuant to section 168 of <i>The Planning and Development Act, 2007</i> , of providing construction, planning, engineering and legal services that are directly related to the matters for which servicing agreement fees and development levies are established pursuant to sections 169 and 172 of <i>The Planning and Development Act, 2007</i> . <i>Capital Projects:</i> Refers to applicable development projects including roadways and related infrastructure, waterworks, sanitary sewer works, drainage works, parks, and recreational facilities.

Capital Project List:

Refers to compiling of proposed applicable development projects including Capital Projects, including project name, anticipated timing, current year gross cost, and funding sources.

City

Means the City of Regina.

Council:

Means the Council of the City, acting for the purposes of *The Planning and Development Act, 2007* as a municipality or an approving authority.

Developer:

Means:

- (a) an applicant for subdivision approval who is required to enter into a Servicing Agreement pursuant to section 172 of *The Planning and Development Act, 2007*; or
- (b) an applicant for a development permit or building permit who is required to enter into a Development Levy Agreement pursuant to the City's *Development Levy Bylaw, 2011* and section 169 of *The Planning and Development Act, 2007*.

Development Levy:

Refers to fees adopted by the Council pursuant to section 169 of the P&D Act. The Development Levy rate recommended for any given period shall be identical to the Servicing Agreement Fee rate for that same period.

Development Levy Agreement:

Refers to the form of Development Levy Agreement, including Standard Conditions for Development Levy Agreements, adopted by the Council from time to time, and referred to in Administrative Reports respecting applications as the City's "Standard Development Levy Agreement"; all subject to such changes as circumstances of development applications require and as may be approved or directed by Council.

Development Levy Bylaw:

Refers to the Council approved bylaw (#2011-16) describing when and how Development Levies apply. The bylaw also contains the Development Levy rate, which shall be identical to the Servicing Agreement Fee rate.

Environmental Reserve:

Refers to a parcel of land pursuant to section 185 of *The Planning and Development Act, 2007*.

Exempt Area:

Refers to the inner area of the City that is exempt from Servicing Agreement Fees / Development Levies as created in 1989 and modified in 1996. The intent of the exemption was to promote growth in developed areas. The initial boundary was established in City Council report CR-185 dated May 8, 1989. Minor adjustments added small parcels in the southwest from report CM-63 dated September 11, 1989 and report CR96-261 dated October 28, 1996.

Funding Splits:

Refers to the apportioning of costs between a Developer, the City, and the SAF Reserve Fund (as defined below).

General Manager:

Refers to the General Manager of the Planning and Development Division of the City or his/her delegate or successor in title.

Indexing:

Refers to the cost inflation adjustment as calculated specific to Regina by an independent source to be used in the Servicing Agreement Fee Model calculations.

Official Community Plan or OCP:

Means the Regina Development Plan, Bylaw 7787, pursuant to sections 29 to 43 of The Planning and Development Act, 2007.

P&D Act:

Means The Planning and Development Act, 2007

Regina and Region Home Builders' Association or RRHBA:

Refers to the not-for-profit, non-governmental trade organization whose members include land developers, builders, renovators, trade contractors/suppliers, subcontractors, manufacturers, and financiers.

Sector Plans:

Refers to the Sector Plans as outlined in Parts B to D of the OCP. The Sector Plans detail the development pattern, staging and servicing networks consistent with the principles of sustainability.

Servicing Agreement

Refers to the form of Servicing Agreement, including Standard Conditions for Servicing Agreements, adopted by the Council from time to time, and referred to in Administrative Reports respecting subdivision or development applications as the City’s “Standard Servicing Agreement”; all subject to such changes as circumstances of subdivision or development applications require and as may be approved or directed by Council.

Servicing Agreement Fee, Servicing Fee or SAF:

Refers to fees adopted by the Council pursuant to section 172(3)(b) of the P&D Act.

Servicing Agreement Fee Model or SAF Model:

Refers to the cash flow calculations performed over a twenty year time horizon from information including the Capital Project List, indexing and SAF reserve fund balances to calculate an annual SAF rate and Development Levy rate.

Service Agreement Fee rate:

Refers to the fees adopted by Council pursuant to section 172(3)(b) of the P&D Act per hectare of a new development. A Service Agreement Fee is calculated by multiplying the SAF rate by the total area of new development.

Service Fee Reserve Fund or SAF Reserve Fund:

Refers to an account or accounts established by the City for the deposit of SAF fees / development levies, as required pursuant to section 174 of the P&D Act.

Stage:

Refers to the Long-Term Growth Scenarios in the OCP Part A, Section 4 Growth Management and Economic Development,

outlining the staging of development to 235,000 population (revised to 225,000), 300,000 population and 300,000+ population.

Study or Studies:

Refers to the studies undertaken by the City on a citywide or sector level basis for the purpose of determining long range infrastructure required as a result of growth, including transportation studies, parks and recreation studies, and serviceability studies.

Subdivision:

Means an area of land encompassed by the outside boundary of a plan of survey.

Policy Statement

P&D Act Requirements

SAFs are collected in accordance with Section 172 of the P&D Act. Section 172(1) of the P&D Act states:

“If there is a proposed subdivision of land, the municipality in which the subdivision is located may require a subdivision applicant to enter into a servicing agreement to provide services and facilities that directly or indirectly serve the subdivision.”

Development levies are collected in accordance with Section 169(1) of the P&D Act. Section 169(1) of the P&D Act states:

“If a council has adopted an official community plan that is not subject to an application for subdivision of land and that authorizes the use of development levies, the council may, by bylaw, establish development levies to recover the capital costs of services and facilities as prescribed in subsections (2) and (3).”

Servicing Agreements / Development Levy Agreements provide for the Developer to install or construct services as in section 172 (3) (a) and 169 (2) of the P&D Act including:

- storm sewers;
- sanitary sewers;
- drains;
- watermains and laterals;
- hydrants;
- sidewalks;
- boulevards, curbs, gutters;
- street lights;
- graded, gravelled or paved streets and lanes;
- connections to existing services;
- area grading and levelling of land;
- street name plates;
- connecting and boundary streets;
- landscaping of parks and boulevards;
- public recreational facilities; or,
- other works that the Council may require.

Fees / Levies paid by Developers are established as payment in whole or part for the Capital Costs for providing, altering, expanding or upgrading sewage, water, drainage and other utility services, public highway facilities, or park and recreational facilities, located within or outside the proposed subdivision, and that directly or indirectly serve the proposed subdivision, as provided in section 172(3)(b) of the P&D Act.

Fund Management

SAFs are collected through Servicing Agreements and Development Levies are collected through Development Levy Agreements in accordance with the City's Policy on Administration of Servicing Agreements and Development Levies.

In accordance with the Act, the City maintains SAF Reserve Fund accounts, separate and apart from other funds. These accounts are:

- Roadways Servicing Agreement Fees
- Utility Servicing Agreement Fees
- Parks and Recreation Servicing Agreement Fees
- Dedicated Lands

A separate annual SAF / Development Levy rate is calculated for each of these accounts based on the infrastructure or expenses required within each category during a prescribed period of time. In addition to the rates, administration costs are calculated on Servicing Agreements. These administration costs are recorded as annual revenues in the year the administration costs are received.

Application of Fees

Servicing Agreement Fees / Development Levies are assessed per hectare of Subdivision land area encompassed by the outside boundary of the Plan of Survey, including abutting buffers, but excluding:

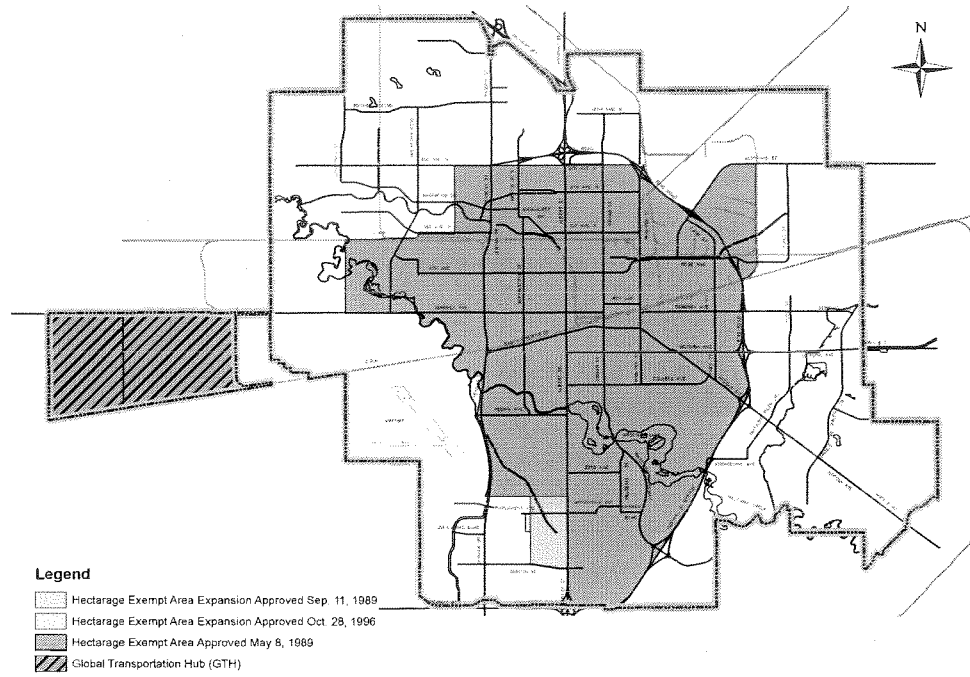
- internal environmental reserves;
- freeways;
- expressways;
- interchange lands;
- lakes;

- arterial road rights-of-way; and
- lands dedicated to the City for use as a public utility as determined by the General Manager; such lands may include those for accommodating permanent pump stations or lift stations.

All Subdivisions in the City are subject to the same uniform Servicing Agreement Fee with the following exceptions:

- Developments within the boundary of the Exempt Area, as in Map 1, are only subject to Servicing Agreement Fees (also on a per hectare basis) related to Administrative Services.
- Lands encompassed by the City's Global Transportation Hub, as in Map 1, are subject to levies and fees unique to this area.
- SAFs / Development Levies are not applied to lands that were already subject to either SAFs or Development Levies through a prior agreement, unless in the opinion of the General Manager, the City will be required to provide additional services as a result of the Subdivision proposal.

City of Regina Servicing Agreement Fee and Development Levy Exempt Area



Map 1

Delegated Authority

Council has delegated authority to the General Manager to:

- Determine which capital projects are included in the rate;
- Determine an appropriate Funding Split for projects in accordance with Appendix A, including unique Funding Splits for those projects that do not meet the criteria described in the Appendix; and
- Develop and manage Administrative procedures to implement this Policy

Policy Review

This Policy is to be reviewed generally once every two years and at least once every five years. It may also be reviewed upon request by Council or as related policies are updated.

The Policy Review will include:

- consultation with RRHBA;
- consideration of changes in the OCP;
- consideration of other policy changes; and
- report to Council

SAF Rate / Development Levy Review

The proposed SAF rate is presented annually to Council. Once approved, the SAF rate applies to Servicing Agreements and Development Levies executed from January 1st to December 31st of the following year.

The SAF Rate Review will include:

- consultation with RRHBA;

- determination of development rate for the purpose of establishing the Capital Projects list and developable area;
- population projections for the purpose of calculating appropriate funding splits;
- adjustment, addition, and removal of Capital Projects projected over the appropriate time horizon; and
- annual indexing provided by an independent third party

Appendix A

Servicing Agreement Fees Funding Criteria

Appendix A – Servicing Agreement Fee Funding Criteria

Note: Any references in this Appendix to Service Agreement Fee (SAF) funding also mean the Development Levy collected within the fund and to be used jointly for the same projects.

The purpose of this Appendix is to define criteria for how projects in the SAF Model will be funded. The goal is to have general calculations for funding splits that allow for changes in the Stage of development with consistency and ease of administration. For projects that provide benefit to development areas but that do not directly fall into any one particular criterion, the General Manager may calculate an appropriate funding split based on the principles contained within this Appendix.

This Appendix includes a table summary of the funding splits.

Additional Definitions (for the purposes of Appendix A)

Master Plan:

Refers to a plan or strategy that is used to provide the City with direction for the management or implementation of a category of capital project infrastructure. Examples include Transportation Master Plan or Recreation Facilities Strategy.

Municipal Level Facilities, Infrastructure or Projects:

Refers to facilities or infrastructure or projects where costs have been allocated over the entire forecast population of an OCP growth scenario Stage build-out including existing residents to reflect the broader service benefits for the entire community. These include interchanges, waste water treatment plant, and major park or recreation facility.

Permanent Facilities or Infrastructure:

Refers to facility or infrastructure required for the servicing of a development that will be part of the SAF Capital Project list, which the General Manager expects to be in service for its complete life cycle.

Regional (Facilities, Infrastructure or specific works named):

Refers to facilities or infrastructure that service the needs of a multi-phase Subdivision or Subdivisions as warranted through a City Master Plan or sector level study.

Temporary or Interim (Facilities, Infrastructure or specific works named):

Means a facility or infrastructure that services one or more Subdivisions, the full responsibility of the Developer to fund, when any of the following conditions exist:

- not compatible with the Regional servicing concepts identified in the concept/sector plans; and/or

- required to support development which is not designed or constructed in a contiguous manner; and/or
- not compatible with, or less cost-effective than, infrastructure projects identified within the planning horizon of the existing servicing agreement fee model; and/or
- it will be removed or abandoned at some point before the developed area is completed.

Trunk Watermain:

Refers to primary distribution network mains of any size with no service connection permitted.

Trunk Sanitary Sewer:

Refers to primary collection network sewer trunks of any size with no service connection permitted.

Trunk Storm Sewers:

Refers to primary collection network storm sewer trunks of any size with no service connection permitted.

General

Projects and portions of projects funded through SAFs will meet one of two key criteria:

- 1) The project is required as a direct result of new development in the City located outside the Exempt Area; or
- 2) New development areas located outside the Exempt Area will benefit from the project.

Grants and contributions will be deducted from the cost of an approved SAF project with fee calculations applicable to the net.

Projects and costs are based on the best information available during the rate review and are subject to change during future rate reviews as more information becomes available or as the City develops.

Projects related solely to the development of the Global Transportation Hub (GTH) are excluded from the SAF Model. Projects related to the GTH that provide benefit in accordance with the general criteria above are eligible for SAF funding as determined by the General Manager.

Services not SAF Funded

Services not provided through SAF funding and that are direct Developer responsibility which are not addressed elsewhere in this Appendix include, but are not limited to:

- Infrastructure services as required through a Servicing Agreement for work internal to a Subdivision related to streets, roads, grading and utilities to be provided, constructed or installed by a Developer of an approved Subdivision;
- Landscaping services as required through a Servicing Agreement for work internal to a Subdivision related to parks and landscaping and/or irrigation of public lands, such as Municipal Reserve, Environmental Reserve, Buffer Strips, Floodway Fringe Areas, to be provided, constructed or installed by the Developer of an approved Subdivision;
- Local and collector roads including intersection/entrance ways to a Subdivision;
- Any Temporary Infrastructure in the development;
- Neighbourhood Level Parks and Recreation works which are internal to Subdivision (as described in “Neighbourhood Level Parks and Recreation Infrastructure”);
- Residential tree planting costs;
- Facility upgrades for lifecycle purposes;
- Incremental cost of upgrading a dry bottom facility to wet bottom; and
- Where a Developer requests a modification to an arterial roadway, to provide site access not required specifically to service the Subdivision, the incremental costs will be 100% funded by the Developer. This would include the provision of a left turn access or egress as may be approved by the General Manager.

Municipal Level Infrastructure

A facility or infrastructure is considered Municipal where it serves the City as a whole. The City funded portion of municipal level projects will be based on a ratio of the population at beginning of a Stage and projected population at full build-out of the Stage. The remainder will be funded by SAF Reserve.

$$SAF\ Portion = (y-x) / y$$

$$City\ Portion = x / y$$

Where,

x = population at start of growth scenario, and

y = population projected at end of growth scenario.

The projected population at the end of the Stage is subject to change depending on policy changes affecting density or actual density experienced.

A change in the Funding Split for the next Stage is initiated at the issuance of the first Servicing Agreement issued in the new Stage. For example, based on the current OCP Stage 1, the funding split is 185K/225K for a calculation of 82% City funding and 18% SAF funding. Once a Developer enters into a Servicing Agreement for land in Stage 2, the Funding Split for all Municipal level projects will change to 225K/300K or 75% City and 25% SAF.

Sewer, Water & Drainage Funding

Major Projects or Improvements

These projects are municipal level projects to be funded as described in “Municipal Level Infrastructure”.

Examples of projects in this category include water or wastewater treatment plant upgrades or major McCarthy Pump Station or force main improvements.

Trunk mains

Trunk mains installed to provide service to new developments have no benefit to existing areas of the City. Services provided through trunks of the following sizes are 100% funded through SAFs.

- (a) sanitary trunk sewer > 300mm diameter;
- (b) storm trunk sewer > 1350mm diameter; and
- (c) trunk water main > 250mm diameter.

Any sanitary, storm or water main of any size that contains a service connection is not considered a trunk and will not be 100% funded through SAFs.

Oversize Rebate for Sewer and Water

Sanitary or water mains that are oversized for the purpose of providing service to a subsequent Subdivision contained within a different concept plan are eligible for oversized rebates. This is to ensure that one Developer is not directly subsidizing the costs of another Developer through the provision of underground infrastructure made larger for the sole benefit of a different Developer. Storm sewers are not eligible for oversized funding as the sizing of storm sewers is based on allowable release rates, which would not be oversized for subsequent development.

The General Manager must give prior approval for oversizing. Oversize rebates will be based on actual costs for a project. The oversizing may be requested by the City as a cost

effective method for future network servicing requirements in the new development area beyond the current SAF Model time horizon. The rebate portion is the difference of cost to construct to SAF trunk main diameters and requested oversize. The contingency for oversize will remain as in SAF Model, with adjustment for construction inflation.

Storm Detention Facilities

Project costs eligible for SAF funding are earthen excavation, haul to a location within the Subdivision, coarse grass seeding, and the storm sewer from the detention facility to the outlet water body or downstream storm main. Placement and compaction of excavated material and additional landscaping is to be funded directly by the Developer.

Regional storm detention ponds are required to hold 100% of a 1:100 year return storm. Regional detention ponds are paid for 100% SAF to a dry pond construction level only and the Developer pays any additional costs for a wet bottom detention pond.

Pump/Lift Stations

Regional pump stations, lift stations and storage facilities for storm or sanitary sewer are 100% funded through SAF. Accordingly, if infrastructure is considered Permanent Infrastructure or funded by SAF, the supporting infrastructure is also to be considered Permanent Infrastructure. For example, a forcemain required to support a Permanent pump station is considered Permanent Infrastructure.

Studies

City-wide studies which are intended to provide analysis or solutions to infrastructure impacting the entire City, including new growth areas, will be funded as described in “Municipal Level Infrastructure”.

Sector level studies which are intended to provide analysis or solutions to infrastructure demands impacting only future growth areas will be funded 100% through SAFs.

Studies or designs related to specific infrastructure projects will be funded at the same rate as the construction of the infrastructure.

Roads and Related Funding

Interchanges

Interchanges are municipal level projects to be funded as described in “Municipal Level Infrastructure”.

New Arterial Roadways External to Subdivision including Streetscaping and Pathways

Roadways are classified according to the classification system in Chapter 1.3 of the “Geometric Design Guide for Canadian Roads”, Transportation Association of Canada, 1999. Roadways classification is a function of various factors including land use, service function, traffic volumes, speed, and access/connections. Roadways classified as arterial, freeway, or expressway primarily provide for the movement of through traffic and are therefore considered to provide benefits outside the development area.

New roadways classified by the City as arterial or higher, which are external to a plan of Subdivision, are eligible for SAF Funding. The SAF portion of funding is a function of the roadway location.

New development locations are those that, at the onset of an OCP development Stage, do not contain any urban development. In these locations, it is expected that on average 5% of the traffic on these roadways be generated by residents who lived in areas that existed at the beginning of the new development Stage. The remaining 95% of traffic would be from new growth areas. Therefore, for eligible roadways in this location, the funding will be:

1) New Development Area External to the Subdivision Plan

$$SAF \text{ Portion} = 95\% * COST \qquad \text{City Portion} = 5\% * COST$$

Where, COST = Capital Cost less grants or other contributions

Mid-suburban locations are those that have development on both sides of the proposed roadway but are outside the Exempt Area. The 5% City contribution as described in new developments would also apply in this area for the same reason. In addition, it is expected that a portion of the infill development not subject to paying SAFs would be using these roadways. As such, an additional 10% of the Capital Costs of these roadways is to be excluded from SAF funding according to the following:

2) Mid Suburban Area External to the Subdivision Plan

$$SAF \text{ Portion} = 85\% * COST \qquad \text{City Portion} = 15\% * COST$$

Where, COST = Capital Cost less grants or other contributions

For projects located within the Exempt Area, the majority of roadway projects will be required primarily for development of new areas outside the Exempt Area. Therefore, even in the Exempt Areas, the majority of costs associated with roadway projects are

attributable to SAFs. SAFs, however, should not fund that portion of a project that is expected to benefit the infill population.

As such, growth related benefits to the Exempt Area are deducted from SAF Capital Costs to reflect incremental infill growth. For each Stage, there is a target population of infill development. The infill (Exempt Area) portion of the target can be divided by the total growth projection to determine the benefit (as a percentage) to be deducted from the Capital Costs. Based on this principle, new roadway projects in the Exempt Area will be funded as follows:

3) Exempt Area External to the Subdivision Plan

$$SAF\ Portion = 100\% - (x/y)\% * COST$$

$$City\ Portion = (x/y)\% * COST$$

Where, *COST* = Capital Cost less grants or other contributions

x = new population target inside Exempt Area during growth Stage

y = new population target outside Exempt Area during growth Stage

Road Widening

Where there is a requirement for existing roadways to be widened, there is a benefit to the existing community reflected in the resurfacing of the existing roadway. The project results in extending the useful life of the existing infrastructure. This benefit is quantified, and deducted from the growth-related costs, based on a per kilometer cost for resurfacing a two to four lane roadway or for resurfacing a four to six lane roadway. Resurfacing may include 50% base reconstruction. In instances where only one lane is being added, half of the resurfacing amount is applied. These costs are updated annually by the Development Engineering Department based on City costing for road rehabilitation.

New Development Area:

$$4) SAF\ Portion = 95\% * C - R$$

$$City\ Portion = 5\% * C + R$$

Or Else,

For Mid-suburban Area:

$$5) SAF\ Portion = 85\% * C - R$$

$$City\ Portion = 15\% * C + R$$

For Exempt Area:

$$6) SAF\ Portion = 100\% - (x/y)\% * C - R$$

$$\text{City Portion} = (x/y)\% * C - R$$

Where,

C = Total project cost, and

R = Base reconstruction and/or resurfacing costs per km * length of project

Arterial Roadways Internal to Subdivision

For arterial roads internal to plan of Subdivision, incremental cost from collector to arterial standard are included in the Servicing Agreement Fee. The Developer is directly responsible for collector-equivalent cost;

$$\text{Developer Portion} = c/a = 60\%$$

Where,

c = average cost of collector road construction, and

a = average cost of arterial road construction.

The remaining incremental cost (40%) is split according to the Principles of Roadways external to Subdivision in the New Development Area:

$$7) \text{ SAF Portion} = 95\% * 40\% = 38\% \quad \text{City Portion} = 5\% * 40\% = 2\%$$

Intersections/Traffic Signals (required at time of intersection construction)

Roadway intersections will be funded as follows:

- New arterial external to Subdivision connecting to existing arterial – according to Formula 1)
- New arterial internal to Subdivision connecting to existing arterial – according to Formula 7)
- New collector roadway (only occurs internal to Subdivisions) – 100% Developer

Where two new roadways intersect with an existing roadway and the two new intersecting roadways have different roadway classifications, the Capital Cost funding splits will be based on whether the traffic movement is required to complete that leg of the intersection. For instance, a left turn lane will be funded at the same rate as the roadway to which it provides access. Where the intersection requires work in a median, the median work will be funded according to the project that is constructed first. If both legs are constructed at once, half of the median work will be funded according to one of the new roadways and the other half of the median will be funded according to the other of the new roadways.

Traffic Signals

Some traffic signals are not constructed until warranted. Warrants indicate that traffic signals are required due to increased traffic volumes. It is assumed that the majority of new traffic causing the need for signals will be generated by new development areas. As such, new traffic signals will be 95% SAF funded. This does not apply to signals required as a result of a specific site development as determined by the General Manager through a Site Impact Traffic Study or those internal to subdivision that are identified as required at the outset as a result of a Transportation Impact Study associated with a Concept Plan.

Gravel Road Upgrades

Gravel road upgrades will be based on actual costs for those projects with General Manager prior approval. Generally gravel roads become the responsibility of the City through annexation in support of City development. As such, the funding for gravel road grading, gravelling or upgrading to an all weather dust-free surface as required, in advance of complete reconstruction to an urban standard roadway, will be in accordance with the roadway formula for New Development Area External to the Subdivision Plan, which is 95% funded through SAFs.

Studies

City-wide studies, such as the Transportation Master Plan, which are intended to provide analysis or solutions to infrastructure impacting the entire City, including new growth areas, will be funded as described in “Municipal Level Infrastructure”.

Sector level studies which are intended to provide analysis or solutions to infrastructure requirements are undertaken only as a result of development and will be funded 100% through SAFs.

Studies or designs related to specific infrastructure projects will be funded at the same rate as the construction of the infrastructure.

Parks & Recreation Funding

Major Park or Recreation Facilities

Major park and recreation facilities are those that are expected to be utilized by citizens from throughout the entire City. They include a city team athletic field, a centrally located Sportsplex, major downtown park or festival space.

These projects are municipal level projects to be funded as described in “Municipal Level Infrastructure”.

Zone Level Parks and Recreation Infrastructure

Zone level projects service a larger area generally encompassing several Subdivisions. Currently, there are five zones in the City of Regina. Zone level projects are large in scope and are required as a result of growth and new program concepts. The funding split will be determined on a case by case basis based on the existing population benefitting from the improvement at the conception of the project idea and the ultimate future population projected to benefit from the improvement.

Where the project adds more capacity to an asset that already exists in the zone, and the benefitting populations are undetermined, the default funding is 75% SAF. This is because it is assumed that for most projects that add more of an existing function, the project is only occurring because of new growth but that a portion of the existing population will benefit from the new asset as well. Where a project is occurring that provides a new service to a zone, it is generally expected to serve the entire zone equally, and the formula will apply. A default value in this case would be 25% SAF.

$$SAF \text{ Portion} = n/b$$

$$City \text{ Portion} = (b-n) / b$$

Where,

n = new growth benefiting population, and

b = total benefiting population, existing and new.

Neighbourhood Level Parks, Pathways, Recreation Infrastructure and Streetscaping

Neighbourhood level projects are smaller parks, pathways or recreation infrastructure that are external to Subdivision and service only a small number of newer neighbourhoods outside the Exempt Area or are special purpose recreation facilities (i.e. an outdoor skate facility) in new areas that would not be installed in typical Subdivisions. The funding split for these projects is;

100% SAF for parks , recreation infrastructure and pathways not adjacent to arterial roadways, as these projects are installed as a direct result of new development for the sole benefit of those Subdivisions.

95% SAF for pathways and streetscaping within New Development Areas along arterial roadways as per the principals of Formula (1).

85% SAF for pathways and streetscaping within Mid-Suburban Areas along arterial roadways as per the principals of Formula (2).

Neighbourhood level parks, pathways, recreational infrastructure and streetscaping which are internal to Subdivision are;

not eligible for SAF Funding and are to be 100% Developer funded, unless;

pathways or streetscaping internal to subdivision is adjacent to arterial roadways or a regional drainage channel, where the project is eligible for 38% SAF funding as per the principals of arterial roadways internal to subdivision and Formula (7).

Studies

City-wide studies which are intended to provide analysis or solutions to infrastructure impacting the entire City, including new growth areas, will be funded as described in “Municipal Level Infrastructure”.

Sector level studies which are intended to provide analysis or solutions to infrastructure demands impacting certain City zones will be funded 75% through SAFs, or as per the zone level projects funding split.

Studies or designs related to specific infrastructure projects will be funded at the same rate as the construction of the infrastructure.

Administrative Services

The Administrative Services fees will be used to fund:

- Staff operating and capital expenses to administer the collection and accounting of the Servicing Agreement Fees
- Annual review of calculation of SAF rates
- Administration of Servicing Agreements
- Major reviews of this Policy

The Administrative Services Fees will be adjusted in accordance with the higher of (1) the annual rate increase for the Collective Agreement between Regina Outside City

Workers', Local 21 and the City for the same calendar year of the rate being determined or (2) the Canada Consumer Price Index percentage change for Regina during the calendar year prior to the year the review is undertaken as provided by Statistics Canada for "All Items" used in the calculation of the index.

SERVICING AGREEMENT STANDARD CONDITIONS

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SERVICING AGREEMENT STANDARD CONDITIONS

The within Standard Conditions are intended for use in conjunction with servicing agreements entered into between the City of Regina and applicants for subdivision approval and development, pursuant to s. 172 of The Planning and Development Act, 2007.

1.0 SCHEDULES

1.1. The following schedules shall be annexed to and form part of the Servicing Agreement:

Schedule "A"	Plan of Survey
Schedule "B"	Infrastructure Services Plan
Schedule "C"	Landscape Services Plan

The Payments, Development Charges and Levies, including other costs, Calculations for "Over Size" Rebates and Schedule of Costs for Street Name Signs and Traffic Control Signs and Devices form part of the Servicing Agreement.

1.2. The following Appendix is annexed to and form a part of these Standard Conditions as if fully set forth herein:

Appendix "I"	Municipal Form - Documentary Letter of Credit
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2.0 DEFINITIONS

2.1. The words and phrases set forth in this Article 2.1 where capitalized shall for the purposes of the Servicing Agreement and these Standard Conditions have or include the meanings ascribed as follows:

"Alley" means the rear or side lanes shown in Schedule "A" (if any) designed

to provide rear or flankage access to parcels of land shown in Schedule "A";

"Development Area" means the lands to be developed, shown outlined in Schedule "A";

"General Manager" means the General Manager of Planning & Development Division of the City of Regina, or delegate;

"Consulting Engineer" means the professional engineer, duly licensed to practice by the Association of Professional Engineers of Saskatchewan, to be engaged by the Developer hereunder for the purposes of design and project management in relation to the Development Area and for delivery to the City of documents and written statements as to completion as contemplated herein;

"Contract Documents" means the Servicing Agreement and these Standard Conditions and all specifications, designs and drawings approved or to be approved for use for in conjunction herewith;

"Infrastructure Services" means all services to be constructed or installed by the Developer relating to roadways and utilities infrastructure, including grading of roadways and Lots;

"Landscape Consultant" means the consultant engaged by the Developer or the Consulting

Engineer in respect of Landscaping Services, being a member of the Saskatchewan Association of Landscape Architects or otherwise being acceptable to the General Manager, acting reasonably, and includes the Consulting Engineer if that Consulting Engineer is engaged by the Developer for the provision of such services.

"Landscaping Service(s)" means all services to be constructed or installed by the Developer relating to the landscaping of public lands within the Development Area, including grading;

"Lots" means lands within the Development Area for which a certificate of title has or may be issued pursuant to the Plan of Survey and includes lots, blocks, parcels, Municipal Reserves, Environmental Reserves, Buffers, utility areas or parcels, and walkways;

"Service(s)" includes both Infrastructure Services and Landscaping Services;

"Servicing Agreement" means the Servicing Agreement entered into by the City and the Developer in respect of the Development Area;

"Street" means any street designated as a roadway and named as an avenue, circle, crescent, bay, road, drive, place, boulevard, alley, lane, gate or way.

"Work" or "Construct" or "Provide": when used in the context of a covenant, agreement or

undertaking otherwise of the Developer includes all labour, materials or services required, as shown or described in the Contract Documents, to be supplied, installed, planted, laid down, erected or otherwise required of the Developer and the construction or provision of such things or measures shall be effected at no cost to the City unless the contrary is expressly provided in the Contract Documents.

- 2.2. Words or phrases which have well known technical or trade meanings shall be meant to refer to recognized meanings.

3.0 SERVICING OF SUBDIVISION

- 3.1. The Developer agrees that it shall for the purposes of Services to be provided hereunder engage a Consulting Engineer and a Landscaping Consultant, who shall be responsible for design and project management in respect of the Infrastructure Services and the Landscaping Services, respectively. Designs, drawings and specifications (excluding standard City designs, drawings and specifications if the same are proposed to be used by the Developer or the Consulting Engineer) in respect of the Services shall be signed by and carry the seal of the Consulting Engineer or the Landscape Consultant, as the case may be.
- 3.2. The Developer agrees to provide the Services to the Development Area by the design (if applicable), supply, placement, installation and construction of the Services shown in the Infrastructure Services Plan and Landscaping Plan, all in accordance with standard City specifications or with plans and specifications otherwise approved by the General Manager

in accordance with the provisions of the Contract Documents.

- 3.3. Provided that the Developer is not in breach of any undertaking, covenant or payment to be performed or remitted hereunder, the City authorizes the Developer to construct the Services.

4.0 APPROVALS

- 4.1. All designs, drawings, specifications and mix designs for the Services shall be in accordance with prevailing City standards and specifications. Where Services not covered by prevailing City standards and specifications are proposed by the Developer or where differing standards or specifications are proposed, then the prior approval of the General Manager shall be required. Without limiting the foregoing, it is expressly provided that Landscaping Services shall be shown on detailed drawings and shall be subject to the prior approval of the General Manager.
- 4.2. Where, subsequent to the approval of designs, drawings, mix designs and specifications the Developer or the Consulting Engineer propose to deviate from approved plans and specifications, the change shall be submitted for consideration and approval of the General Manager and no such change shall be implemented without the General Manager's approval.
- 4.3. The Developer shall in respect of the Services secure such approvals as required by law to be granted by Provincial and Federal authorities, and shall furnish the City with copies of such approvals.

5.0 ADDITIONAL WORK AND SERVICES

- 5.1. Without restricting the generality of Article 3 and in addition to the Services expressly set forth therein, the Developer agrees to affect the measures set forth in this Article 5, on a temporary or permanent basis as the case may be.
- 5.2. Where temporary gravelled roads are to be constructed by the Developer or where permanent roads are gravelled as an interim measure to provide access to Lots prior to the construction of permanent paved roads, the Developer shall apply gravel to an initial depth of 80 mm and shall thereafter re-apply gravel from time to time to maintain a suitable surface, as required by the General Manager. Such gravelled roads shall be to standards of elevation, grade and cross-section as approved by the General Manager and the Developer shall provide and maintain adequate drainage.
- 5.3. The Developer shall during the course of constructing the Services cause pooled or standing water to be pumped away or disposed of so as to prevent damage or nuisance to the Development Area or adjoining lands.
- 5.4. The Developer shall make adequate provision, including stockpiling if necessary, for repairing areas of settlement by use of approved backfill and surface materials.
- 5.5. The Developer may create a temporary roadway beyond the Development Area to provide access to the Development Area, upon the prior approval of the General Manager and in accordance with approved designs, drawings and specifications. Such temporary roadway

shall not be construed as being Services to be turned over to the City and the City shall assume no obligation to operate or maintain the temporary roadway upon the issuance of Certificates of completion or acceptance. Temporary roadways beyond the Development Area shall when no longer be required be removed by the Developer and the original surface shall be restored to grade.

- 5.6. The Developer shall arrange with utility companies for the design and installation of gas lines, electrical lines, and telephone/cable lines in accordance with the requirements of the utility companies. Designs and locations of such utilities shall be subject to the approval of the General Manager for conformity with existing and planned locations of City infrastructure prior to the commencement of construction or installation of the Services.
- 5.7. The Developer shall construct Lot grades in accordance with grading plans approved by the General Manager, and the Developer shall preserve the grades until all utilities are installed and certification of grades are submitted to the General Manager.
- 5.8. The Developer shall install service connections to all Lots intended to receive water and sewer service, in each case from the main to the Lot property line, and shall attend if necessary to all breaking and replacement of pavement. When tying into existing City infrastructure, the Developer shall give reasonable advance notice to the General Manager prior to installing such service connections.
- 5.9. Notwithstanding other provisions herein with respect to operation and maintenance of Services, the Developer shall prior to the issuance of a Construction Completion Certificate #1 perform all flushing and cleaning of storm and sanitary sewers, including manholes,

catch basins and water valve boxes, and the City shall be responsible for all flushing and cleaning of storm and sanitary sewers subsequent to the issuance of the said Certificate. Irrespective of which Party is conducting the flushing and cleaning, the Developer shall be responsible for the clearing of obstructions not normally deposited in the sewers, manholes, catch basins and water valve boxes in the course of normal usage, and the City shall be responsible for costs attendant on flushing or cleaning materials or obstructions typically found in the course of normal usage.

- 5.10. The Developer shall in constructing or causing the construction of the Services ensure the protection from damage, normal wear and tear excepted, of all existing City infrastructure, whether within or beyond the boundaries of the Development Area, and shall promptly advise the City of any damage to City infrastructure occasioned in the course of installing the Services hereunder and thereafter at the City's election the Developer shall either repair the damage or reimburse the City for costs of such repairs.

6.0 INSPECTION AND TESTING

- 6.1. The City and its servants shall have free access to the places of work and may perform inspections and tests to determine whether any Service is in compliance with City requirements. All inspection and test results shall be available to the Developer upon request.
- 6.2. City inspection and testing shall be supplementary to and not in lieu of inspections and testing as may be conducted or required to be conducted by the Consulting Engineer.

- 6.3. The Developer shall conduct or cause to be conducted material testing in accordance with industry standards for quality control and shall promptly submit or cause to be submitted all test results to the General Manager. Without restricting the generality of the foregoing the General Manager may establish minimum standards, frequencies and timing of testing of materials, mixes, batches, compaction, cores and pavement thickness, as well as testing of underground mains and connections, with respect to Infrastructure Services and Landscape Services, as the case may be. Further, the General Manager may establish requirements relating to the quality of plant materials and to the acceptance of plant stock prior to planting. The Parties acknowledge that the City has developed Guidelines for "Developer's/Engineer's Field Services" in respect of Infrastructure Services and "Developer's/Consultant's Field Services" in respect of Landscape Services, and that Field Services by or on behalf of Developers shall be provided in accordance with Guidelines procedures and standards.
- 6.4. The General Manager may, in addition to any other requirement or direction authorized in the Contract Documents require the Developer to cause the temporary stoppage of Work in the event the General Manager has cause to believe that Services are not being constructed in accordance with requirements of the Contract Documents or in a fashion which fails to comply with any law. In such event the General Manager or his designate shall forthwith apprise the Consulting Engineer or the Landscape Consultant of the stoppage and arrange for the immediate inspection of the work or inquiry into the compliance with laws, in conjunction with the Consulting Engineer or Landscape Consultant.

7.0 OWNERSHIP OF SERVICES

- 7.1. Services constructed by the Developer pursuant to this Agreement shall be the property of the City as soon as constructed, but shall remain subject to the Developer's obligations to repair and maintain as are set forth herein.

8.0 CERTIFICATES

PART I - INFRASTRUCTURE SERVICES

Construction Completion Certificate #1

- 8.1. When the Developer is of the opinion that Infrastructure Services have been completed in accordance with the requirements of this Agreement, the Developer shall apply in writing for the issuance of Construction Completion Certificate No. 1. Upon receipt of such application the General Manager shall arrange for an inspection of the Services, to be conducted within 3 weeks of the General Manager's receipt of the application and to be carried out jointly with the Consulting Engineer. In the event the Services appear to be completed in accordance with approved plans and specifications and otherwise to have been effected in a good and workmanlike manner, the General Manager shall issue Construction Completion Certificate #1.
- 8.2. The General Manager shall not be obliged to issue Construction Completion Certificate #1 until the Developer has submitted the following:

- a) a written statement as to completion by the Consulting Engineer, in the form set forth in the Developer's/Consulting Engineer's Field Services Guidelines;
- b) as-built rear-of-lot grades, conforming to the approved grading plan; and
- c) registrable copies of all required easements and other agreements as may have been required as a condition of subdivision approval, which have not at the time of construction completion been prepared and executed by the Developer or registered owner of the affected lands, as the case may be; and
- d) all test results and field reports which have not been previously provided to the General Manager.
- e) a complete set of as-built plans and records relating to Infrastructure Services with their application for Construction Completion Certificate #1 (CCC #1). The Developer expressly acknowledges and agrees that the General Manager may without liability to the Developer withhold or revoke Construction Completion Certificate #1 in the event as-builts and records are not submitted, and shall not be required to issue a new Certificate until the as-built and records have been furnished, and the new Construction Completion Certificate shall be dated to coincide with such late receipt.

Warranty Period

8.3. Upon the issuance Construction Completion Certificate #1, the warranty period for

Infrastructure Services shall commence. Unless expressly stated to the contrary in the Contract Documents, the warranty period shall be 1 year.

- 8.4. If during the warranty period any defects or deficiencies attributable to faulty workmanship, substandard materials or the failure otherwise to construct the Services in accordance with approved plans and specifications become apparent in any of the Services and the General Manager requires repairs or replacement (herein referred to as "warranty work") to be done, the Developer shall, within 30 days after the delivery of a notice in writing to the Developer or within such other period of time as is reasonable having regard to seasonal conditions or as the Parties may otherwise agree, cause the repairs or replacements to be done. If, in the sole opinion of the General Manager any emergency arises the City may perform the warranty work without notice to the Developer and the Developer shall reimburse the City for all reasonable costs of the warranty work, having regard to the exigent circumstances.
- 8.5. Warranty work is a continuing obligation which must be carried out until the date of issuance of the Final Acceptance Certificate for each and every Service addressed therein. Subject only to Article 8.7 warranty work may be required by the General Manager only where the work is attributable to substandard work, faulty materials, or the Developer's failure otherwise to adhere to approved standards and specifications for construction. Work required as a result of normal wear and tear, vandalism, storms, motor vehicle accidents, damage by snow removal operations, and such other risks as are normally incurred in municipal operations of the Infrastructure shall not be subject to warranty work requirements.
- 8.6. Damage occasioned to Services by construction activity on individual Lots, whether or not

the Developer controls such construction activity, shall during the warranty period be subject to warranty work requirements.

Final Acceptance Certificate #1

- 8.7. Eight weeks prior to the expiration of the warranty period, the Developer may apply for Final Acceptance Certificate #1. The General Manager shall arrange for an inspection of the Infrastructure Services within 3 weeks of receipt of such application, which inspection shall be carried out jointly with the Consulting Engineer. Where following inspection of the Infrastructure Services it appears that the Developer has maintained, repaired and/or replaced all such Services in accordance with approved plans and specifications, the General Manager shall issue Final Acceptance Certificate #1, whereupon subject only to express provisions herein to the contrary the City shall accept, and assume maintenance and operational responsibilities with respect to those Services covered by the Final Acceptance Certificate. In the event that any Infrastructure Service requires repair or replacement, the General Manager shall cause a list of required repairs and replacements to be delivered to the Developer and issuance of the Final Acceptance Certificate shall be withheld until the Developer remedies such outstanding items.

PART II - LANDSCAPING SERVICES

Construction Completion Certificate #2

- 8.8. Applications for Construction Completion Certificate #2, which shall relate to Landscaping Services, shall be made and such Certificate shall be issued in accordance with the provisions of Article 8.1, with such changes only as the context requires. The issuance of Construction Completion Certificate #2 shall be subject to adherence to standards of the Community Services - Parks and Recreation Department, including without restriction standards for the establishment of seeding, sod and other plant materials and project close-out documents in the nature of as-built drawings and Operation and Maintenance Manuals.
- 8.9. The General Manager shall not be required to issue Construction Completion Certificate #2 until the Developer has submitted a written statement by the Landscape Consultant stating that to the best of the consultant's information and belief all Landscape Services have been constructed and completed in accordance with approved plans and specifications.
- 8.10. The provisions of Article 8.3 apply, mutatis mutandis, to project close-out documents relating to Landscaping Services.

Warranty and Maintenance

- 8.11. For the purposes of Part II of this Article 8:

"Warranty Work" means the correction of defects or deficiencies in Landscaping Services arising during the warranty period, attributable to poor workmanship, substandard materials or failure otherwise to construct the Landscaping

Services in accordance with approved standards or specifications, and includes the required replacement of Landscaping Services within the period warranted by the supplier thereof in accordance with the requirements of the Contract Documents; and

"Maintenance" means the periodic mowing, weeding and husbandry of plant materials required for the proper growth and sustenance of those materials.

8.12. Upon the issuance of Construction Completion Certificate #2, the warranty period for the Landscaping Services shall commence. Unless expressly stated to the contrary in the Contract Documents, the warranty period shall be 1 year.

8.13. Upon issuance of Construction Completion Certificate #2, the Developer shall be required to perform Maintenance for a period of one month. Thereafter Maintenance shall be assumed by the City during and subsequent to the warranty period. Notwithstanding Maintenance by the City, the Developer's obligations to correct or remedy defects or deficiencies shall continue unabated for the warranty period, it being provided that the City shall keep records of Maintenance conducted with respect to the Landscaping Services and in the event the Developer asserts that warranty work is attributable to a failure on the part of the City to properly perform Maintenance, the Developer shall perform the warranty work and the costs thereof may be referred to arbitration. It is a condition of this Article that where the Developer asserts that the City is improperly performing Maintenance, the Developer shall notify the City forthwith and specify full particulars of the matter(s) of complaint.

Notwithstanding anything contained in this Article 8.14, where Construction Completion Certificate #2 is issued after October 15 in any year, the City shall not assume Maintenance responsibilities until May 15 of the subsequent year, and Maintenance to that date shall be the responsibility of the Developer.

8.14. Warranty work is a continuing obligation which must be carried out until the issuance of Final Acceptance Certificate #2 for each and every Landscaping Service. Subject to Articles 8.14 and 8.16 warranty work may be required by the General Manager where:

- a) the warranty work is attributable to substandard workmanship, faulty materials of the Developer's failure otherwise to construct the Landscaping Services in accordance with approved standards and specifications for construction; or
- b) Landscaping Services do not perform or survive for the period guaranteed by the supplier thereof, as such period may be specified in the Contract Documents.

Work required as a result of normal wear and tear, vandalism, storms and such other risks as are normally incurred in municipal operations of the Landscaping Services shall not be subject to warranty work requirements.

8.15. Damage occasioned to Landscaping Services by construction activity on Lots, whether or not the Developer controls such construction activity, shall during the warranty period be subject to warranty work requirements.

Final Acceptance Certificate #2

- 8.16. The provisions of Article 8.8 apply, with such changes only as the context requires, to the application for and issuance of Final Acceptance Certificate #2 relating to Landscaping Services.

9.0 EFFECT OF FINAL ACCEPTANCE CERTIFICATES

- 9.1. Upon issuance of Final Acceptance Certificates #1 and #2, as the case may be, the Services to which each certificate relates shall be dedicated to public use and shall be maintained, operated and repaired or replaced, as the case may be, by the City; EXCEPTING HOWEVER that neither the issuance of any certificates nor the expiration of warranty periods shall relieve the Developer of its obligation to execute the work according to approved plans and specifications and such liability of the Developer to the City shall be subject only to relevant laws in force from time to time in the Province of Saskatchewan for the limitation of actions.

10.0 EASEMENTS AND CAVEATS

- 10.1. The Developer shall provide, prepare, cause to be executed and register all easements required by the City for the installation, operation, maintenance and repair of any City utility or service within the Development Area, and shall further provide and see to the registration of easements required by utility companies.

- 10.2. All Agreements pertaining to restrictive access to or from Lots or to access easements and or rights-of-way or other covenants of a restrictive nature with respect to use of the Lots, as contemplated in conditions of subdivision approval and in so far as they pertain to the Development Area, shall be prepared, provided and executed by the Developer or otherwise by the Owner of the Development Area, and shall be registered by and at the cost of the Developer, as a first charge if required by the City, within the Saskatchewan Land Titles Registry maintained by Information Services Corporation.
- 10.3. The easements and agreements described above shall be registered prior to the transfer to third parties of any lands for which certificates of title will be raised upon registration of the Plan of Survey. In the event properties are transferred free and clear of the encumbrances described in this Article 10 the Developer shall continue to be liable for the provision of easements and agreements and upon failure to provide same the City may at any time acquire by agreement or expropriate same at the cost of the Developer and the Developer shall upon receipt of a demand for payment by the City reimburse the City for costs both compensatory and legal.
- 10.4. The Developer and the City shall co-operate for the purposes of identifying, documenting and registering easements and caveated agreements in a timely and cost-effective manner.

11.0 COMPLETION

- 11.1. The Developer agrees that all Services shall be constructed in a logical and sequential fashion and as promptly as possible. Without restricting the generality of the foregoing and subject only to Article 24.7 (Unavoidable Delay) and to warranty periods established

hereunder, the Developer covenants and agrees that all Services, covenants, agreements or undertakings otherwise of the Developer to be kept or observed hereunder shall be completed and discharged on or before the date for completion specified in the Servicing Agreement.

- 11.2. The Developer may by notice in writing request an extension of time within which to complete the Services. No extension of time shall be allowed unless such written request is made by the Developer and approved by the General Manager. Approval of the General Manager may be made subject to conditions with regard to the extension or renewal of Letters of Credit.

12.0 INSURANCE REQUIREMENTS AND INDEMNIFICATION OF CITY

- 12.1. The Developer shall during the Term of this Agreement secure and maintain, from an insurer allowed by law to issue insurance policies in Saskatchewan, the following policies of insurance covering the Developer in respect of obligations to construct or install Services hereunder:

- a) a comprehensive general liability insurance policy for bodily injury (including death) and property damage having limits of not less than \$2,000,000 inclusive per occurrence, which policy shall provide for:
- i. a waiver of subrogation against named insureds;
 - ii. cross-liability;
 - iii. broad form contractual liability;
 - iv. a non-owned automobile liability extension;

- v. an extension for unlicensed vehicles and operation of attached machinery;
and
 - b) an automobile third party liability insurance policy (owner's form) for bodily injury (including death) and property damage having limits of not less than \$2,000,000 per occurrence, covering all vehicles used in the performance of this Agreement and such insurance shall include passenger liability extension.
- 12.2. The insurance policies mentioned in this Article 12 shall include provision for the City to be given not less than 30 days notice prior to cancellation or any material change in coverage, and in either event the Developer shall secure and maintain alternate or replacement insurance prior to the effective date of cancellation or material change providing such insurance is commercially available.
- 12.3. The Developer shall provide the City, upon demand, certified copies of such policies of insurance or, upon permission of the City, certificates of such insurance issued by the Insurer.
- 12.4. In the event the insurance policies are secured and maintained by a third Party such as the construction contractor, such policies shall be acceptable to the City in lieu of the insurance described in Article 12.1, provided the Developer is named as an Insured Party.
- 12.5. If the Developer fails to secure or to maintain policies of insurance required in this Article 12, or to prove the existence of such policies in accordance with same, the City may purchase on behalf of and at the expense of the Developer the required insurance coverage.

- 12.6. Nothing contained in this clause or in any policy of insurance provided hereunder shall in any way limit the liability of the Developer under this Agreement or otherwise in law.
- 12.7. The Developer shall, from the commencement of any activity of the Developer authorized by this Agreement whether or not the within Agreement is executed at the time of such commencement, and whether or not the activity is within or beyond the Development Area, indemnify, defend and hold harmless the City from and against any and all claims, costs, losses, demands, damages, actions or causes of action (hereinafter called "costs" in this Article 12.7) which may be brought against or incurred by the City at the instance of any person(s) by reason of any act or omission of the Developer, its officers, servants or agents or any person engaged by the Developer in pursuance of the Work, or anything done otherwise pursuant to this Agreement; it being provided that the indemnity granted herein shall not extend to any costs or portion of such costs as are attributable to the negligence of the City.
- 12.8. The covenant of indemnity described in Article 12.7 shall survive the termination or expiration of this Agreement and the completion of the Services, as the case may be.

13.0 DEVELOPER'S COSTS

- 13.1. The Developer shall in observing and discharging its works, covenants, agreements and undertakings herein, do so at no cost to the City. Without restricting the generality of the foregoing the Developer's covenants to construct Services and perform covenants herein shall be deemed to include the provision at the Developer's cost of all necessary labour,

materials, equipment, supervision, administration, professional fees, overhead and other costs attendant thereon.

13.2. Article 13.1 shall apply to all covenants, agreements and undertakings of the Developer unless the contrary intention with respect to a given cost is expressly stated.

14.0 CITY SERVICES

14.1. The City shall provide the following services to or with respect to the Development Area:

- a) Street Signage, Traffic Signage and Intersection Signalization (subject to payments by the Developer in accordance with the Servicing Agreement); and
- b) Issuance of approvals and certificates where warranted pursuant to the terms of this Agreement.

The provision of services by the City and the administration of all requests for approvals and certificates shall be provided with reasonable dispatch by the City, having regard to the availability of assigned resources in the Infrastructure Development Branch and the Comprehensive Planning Branch of the Planning & Development Division.

15.0 PAYMENTS, ASSESSMENTS AND LEVIES

15.1. The Developer shall tender payments to the City as specified in the Servicing Agreement, in accordance with the levies and development charges adopted by the Council of the City.

(Subject to the rebates set forth in the Servicing Agreement).

16.0 TIMING OF PAYMENTS OR INSTALMENTS

- 16.1. Sums payable pursuant to the Contract Documents, including instalment payments, as the case may be, shall be remitted by the Developer in accordance with the provisions of the Servicing Agreement.

17.0 INTEREST

- 17.1. Interest shall be payable to the City on any sum or portion thereof due and payable to the City pursuant to any provision of the Contract Documents and not remitted to the City on the date for payment or within the time periods specified therein, such interest to be calculated from the due date until the date of remittance at the rate of 9.5% per annum.

18.0 SECURITY FOR PERFORMANCE

- 18.1. In order to secure the construction of all Services herein and to guarantee the observance of financial obligations of the Developer, Letters of Credit in amounts and having expiration dates set forth in the Servicing Agreement shall be submitted to the City upon the execution of the Servicing Agreement, such Letters of Credit to be issued by a financial institution acceptable to the City in its discretion.
- 18.2. The Letter(s) of Credit to be furnished by the Developer shall be substantially in the form

set forth in Appendix "I", and shall in any case of departure from the scheduled form be subject to the approval of the City, which approval may be withheld in the City's discretion and which approval may be subject to conditions.

18.3. Where any letter of credit furnished pursuant to this Agreement is set to expire within 30 days and the obligation or payment to which the letter relates has not been performed or made, the General Manager may in his discretion and upon a written request by the Developer to such effect accept a replacement or renewal letter of credit in lieu of the original.

18.4. It is a condition hereof that where any letter of credit is due to expire within 14 days and the Developer has failed to satisfy the obligation or payment secured by the said letter(s) of credit and further has failed or neglected to furnish the City with replacement or renewal letter(s) of credit in the approved form, the Developer shall be deemed to be in breach of this Agreement and the City may present letter(s) of credit to which the obligation or payment pertains for payment in whole or in part and shall not be liable to the Developer therefor; IT BEING PROVIDED that where the letter(s) of credit relate to financial obligations the payment secured by the letter of credit presented for payment shall, to the extent the financial obligation is satisfied by payment under the letter of credit, be deemed to have been remitted to the City, and that where the letter(s) of credit relate to construction or installation of Services the proceeds of the letter(s) of credit shall be:

- a) remitted to the Developer, without interest, in the event the construction or installation of Services to which the letter(s) relate are permitted to be performed by the Developer;
- or

b) applied by the City toward the construction or installation of the Services to which the letter(s) relate; it being provided that in the event proceeds of the letter(s) of credit are insufficient to effect or complete the construction or installation of Services the Developer shall remain liable under this Agreement for the balance of costs to effect or complete the construction or installation of Services.

18.5. Notwithstanding anything to the contrary herein contained, the Developer may furnish security for its obligations to construct Services by means of a bond, the maximum amount of which shall be calculated upon the estimated cost of the Services, or a percentage thereof, as set forth in the Servicing Agreement. The Surety issuing the bond and the form and content of the bond shall be subject to the approval of the City.

19.0 DEFAULT

19.1. The following shall be events of default by the Developer:

- a) failure or refusal to complete the Services within the time specified herein;
- b) (b) abandonment of the work or the failure otherwise to continue with construction for a period of 30 consecutive days, seasonal conditions permitting;

- c) failure to make any payment when due and payable or to secure or keep secured such payment by Letters of Credit in accordance with Article 18;
- d) bankruptcy, insolvency, the making of an assignment for the benefit of creditors, having a receiver, manager or trustee appointed by any means in respect of substantial operations or assets of the Developer or the taking of the benefit of any legislation enacted for the benefit of insolvent or bankrupt creditors; and
- e) failure or refusal to repair or replace defective or deficient Services in accordance with the requirements of the Contract Documents.

20.0 REMEDIES

- 20.1. Without restricting the generality of Article 19, the City shall have the following remedies in the event of an event of default by the Developer:
- a) entering the Development Area and constructing the Services, at the cost of the Developer;
 - b) terminating the Developer's rights to continue to construct the Services;
 - c) presenting any Letter of Credit for payment in whole or part;
 - d) commencing legal action(s) for damages or for the enforcement of the covenants of the Developer.

21.0 PHASED DEVELOPMENT

- 21.1. The General Manager may approve the phased development of an approved plan of subdivision. Where any Servicing Agreement pertains to a portion only of a plan of subdivision approved by the Council, the General Manager shall require the payment of charges, assessments and levies in respect of the approved subdivision area to be apportioned as between servicing agreements and shall further require the construction of Services to be apportioned as between servicing agreements so as to ensure the payment of assessments and levies and the provision of Services in a timely and sequential fashion.

22.0 MANUFACTURERS' WARRANTIES

- 22.1. The Developer shall where manufacturers' warranties are provided for goods incorporated into the Services furnish the City with original copies of the warranties, issued or executed in favour of the City. Where original warranties in the City's name cannot be provided then the Parties agree that the City may enforce the warranty in the name of the Developer.

23.0 DISPUTES AND ARBITRATION

- 23.1. Where in this Agreement the General Manager requires the Developer to perform, repair, maintain or replace any Work or Services and the Developer disputes its obligation to perform such work or repair, maintain or replace such Work, including warranty work, the Developer shall perform the measures required hereunder promptly notwithstanding its

objection to or dispute with the direction. The Developer shall however be entitled by written notice to the General Manager to dispute its obligation to perform such Work and its liability for costs attendant thereon, in which event any Work performed by the Developer shall be effected without prejudice to the Developer's dispute and the costs attendant upon such work shall be subject to a referral to arbitration pursuant to The Arbitration Act for Saskatchewan, at the instance of either party.

23.2. Where any Work including warranty work is performed by the City the Developer's liability for costs thereof shall also be referred to arbitration if the Developer disputes its liability for cost of the work or the calculation of such costs.

23.3. In the event of arbitration each Party shall on a timely basis and in any event not less than 14 days prior to the date set for the arbitration hearing provide to the other Party full particulars of the provisions of the Contract Documents upon which that party relies together with a disclosure of any tests, reports, field sheets, or inspection results as may be relevant to the disposition of the arbitration whether or not such Party intends to rely upon such materials.

24.0 GENERAL PROVISIONS

24.1. The captions, section numbers, article numbers and Table of Contents (if any) appearing in the Contract Documents are inserted as a matter of convenience only and in no way define, limit, construe or describe the scope or intent of such clauses or articles and such captions, section numbers, article numbers and Table of Contents shall not in any way other than for reference purposes affect the interpretation or construction of the Contract Documents.

- 24.2. The Contract Documents shall be governed by and construed in accordance with the laws of the Province of Saskatchewan and, without restricting the ability of the City to commence and prosecute proceedings in other jurisdictions; the Developer shall attorney to the jurisdiction of the Courts of Saskatchewan.
- 24.3. The Contract Documents may not be modified or amended except by an instrument in writing signed by the Parties or by their successors or assigns.
- 24.4. The words "hereof", "herein" and "hereunder" and similar expressions used in any section or subsection of the Contract Documents relate to the whole of the Contract Documents and not to that section or subsection only unless otherwise expressly provided. The use of the neuter singular pronoun to refer to the Developer or the City is and is deemed a proper reference even though the Developer or the City is an individual, partnership, corporation or a group of two or more individuals, partnerships or corporations. The necessary and grammatical changes required to make the provisions of the Contract Documents apply in the plural sense where there is more than one Developer and to either corporations, associations, partnerships, or individuals, males or females shall in all instances be assumed as though in each case fully expressed. Unless the contrary intention appears the words "Developer" and "City" shall mean respectively "the Developer, its successors and/or permitted assignees" and "the City, its successors and/or permitted assigns".
- 24.5. If for any reason any term, covenant or condition of the Contract Documents, or the application thereof to any person or any circumstance, is to any extent held or rendered unenforceable or illegal then such term, covenant or condition:

- a) is and is deemed to be independent of the remainder of the Contract Documents and to be severable and divisible therefrom and its unenforceability or illegality does not affect, impair or invalidate the remainder of the Contract Documents or any part thereof; and
- b) continues to be applicable to and enforceable to the fullest extent permitted by law against any person and circumstance other than those to whom it has been held or rendered unenforceable or illegal.

Neither party is obliged to enforce any term, covenant or condition in the Contract Documents against any person, if, or to the extent by doing so, such party is caused to be in breach of any laws, regulations or enactments from time to time in force.

- 24.6. No waiver shall be inferred or implied by any forbearance by a party hereto or anything done or omitted to be done by a party with respect to a default, breach or nonobservance save only an express waiver in writing and then only to the extent expressly stipulated and necessary to give effect to such express waiver. A waiver by a party of any breach of any term, covenant or condition herein contained shall not be and shall be deemed not to be a waiver of any continuing or subsequent breach of such term, covenant or condition (except as specifically expressed in writing to be so) or of a party's rights hereunder or of any other term, covenant or condition herein contained. Without limiting the generality of the foregoing the subsequent acceptance of payment by a party is not and is deemed not to be a waiver of any preceding breach or continuing breach by the other party of any term, covenant or condition, regardless of knowledge of any such preceding breach at the time of acceptance of such payment.

- 24.7. Notwithstanding anything to the contrary contained in the Contract Documents, if either the Developer or the City is bona fide delayed or hindered in or prevented from performance of any term, covenant or act required, by reason of strikes, lockouts, labour trouble, inability to procure materials, government intervention or other casualty or contingency beyond the reasonable control of the party who is by reason thereof delayed in the performance of such party's covenants and obligations under this Agreement in circumstances where it is not within the reasonable control of such party to avoid such delay, excluding any insolvency, lack of funds or other financial cause of delay (hereinafter referred to as "Unavoidable Delay"), such performance shall be excused for the period of Unavoidable Delay and the period within which performance is to be effected shall be extended by the period of Unavoidable Delay.
- 24.8. Any notice or demand required or permitted to be given to the City by the Developer shall be in writing and may be delivered to the following address:

General Manager of Planning and Development
City of Regina
P.O. Box 1790
Regina, Saskatchewan
S4P 3C8

and notices to be given to the Developer by the City shall be delivered to the address set forth in the Servicing Agreement or to such alternate address within Saskatchewan as the Developer may by notice in writing advise.

Any such notice, demand, request or consent is conclusively deemed to have been given or

made on the day upon which such notice, demand, request or consent is delivered, or, if mailed, then forty-eight (48) hours following the date of mailing, as the case may be, and any time period referred to therein commences to run from the time of delivery or forty-eight (48) hours following the date of mailing, as the case may be. If postal service is interrupted or substantially delayed, any notice, demand, request or other instrument shall be delivered, if to, only in person, and if to the City, only by delivery of the same to the City in an envelope addressed to the City at the above address.

24.9. Mention in the Contract Documents of any particular remedy or remedies of a party in respect of any default shall not preclude the use by such party of any other remedy in respect thereof whether available in law or in equity or by statute or expressly provided for herein. No remedies shall be exclusive or dependent upon any other remedy and a party may from time to time exercise any one or more of the remedies referred to herein and at law independently or in combination, such remedies being cumulative and alternative.

24.10. Time is of the essence.

24.11. No assignment hereof may be made by the Developer in whole or part without the prior written approval of the General Manager.

END OF SERVICING AGREEMENT STANDARD CONDITIONS

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APPENDIX I

SHOWING MUNICIPAL FORM
DOCUMENTARY STANDBY LETTER OF CREDIT

Financial Institution: _____ Date Issued: _____

Letter of Credit No. _____ Amount: _____

Issued subject to the uniform customs and practices for Documentary Credits
being ICC – U.C.P. 500

To: The City of Regina

Address: P.O. Box 1790

Regina, Saskatchewan

S4P 3C8

WE HEREBY AUTHORIZE YOU TO DRAW ON THE _____

_____, for the account of _____

[Developer]

UP TO AN AGGREGATE AMOUNT OF _____

(\$, .00) available upon demand.

AT THE REQUEST OF OUR CUSTOMER we hereby establish and give you an Irrevocable Letter of Credit in your favour in the above amount which may be drawn upon by you at any time and from time to time upon written demand for payment made upon us by you which demand we shall honour without inquiring whether you have the right as between yourself and the said customer to make such demand, and without recognizing any claim of our said

customer, or objection by that customer to payment by us.

DEMAND shall be made by letter signed by the Clerk of the municipality, under corporate seal, attached to which shall be the original executed copy hereof. Presentation shall be made to us at _____

[designate Saskatchewan Branch and Address]

THIS LETTER OF CREDIT we understand relates to the municipal services and financial obligations set out in an Agreement between the customer and the municipality and referred to as THE DEVELOPMENT LEVY AGREEMENT

[STATE SUBDIVISION NAME, PHASE, STAGE]

THE AMOUNT OF THIS LETTER OF CREDIT may be reduced from time to time as advised by notice in writing to us by the Clerk of the City.

THIS LETTER OF CREDIT will continue in force for a period of _____ but shall be subject to the condition hereinafter set forth.

IT IS A CONDITION of this Letter of Credit that it shall be deemed to be automatically extended without amendment for one year terms from the present or any future expiration date hereof, unless at least 30 days prior to the present or any future expiration date, we notify you in writing by registered mail that we elect not to consider this Letter of Credit to be renewable for any additional period.

DATED at _____, Saskatchewan, this _____ day of _____, 200_.

[Signed/countersigned in
accordance with practice of
Financial Institution]

DEVELOPMENT LEVY AGREEMENT STANDARD CONDITIONS

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DEVELOPMENT LEVY AGREEMENT STANDARD CONDITIONS

The within Standard Conditions are intended for use in conjunction with development agreements entered into between the City of Regina and applicants for development permits, pursuant to s. 171 of The Planning and Development Act, 2007.

1.0 SCHEDULES

1.1. The following schedules shall be annexed to and form part of the Development Levy Agreement:

Schedule "A"	Plan of Survey
Schedule "B"	Infrastructure Services Plan
Schedule "C"	Landscape Services Plan

The Payments, Development Charges and Levies, including other costs, Costs for Street Name Signs and Traffic Control Signs and Devices form part of the Development levy agreement.

1.2. The following Appendix is annexed to and form a part of these Standard Conditions as if fully set forth herein:

Appendix "I"	Municipal Form - Documentary Letter of Credit
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2.0 DEFINITIONS

2.1. The words and phrases set forth in this Article 2.1 where capitalized shall for the purposes of the Development Levy Agreement and these Standard Conditions have or include the meanings ascribed as follows:

"Alley"	means the rear or side lanes shown in Schedule "A" (if any) designed to provide rear or flankage access to parcels of land shown in Schedule "A";
"Development Area"	means the lands to be developed, shown outlined in Schedule "A";
"General Manager"	means the General Manager of Planning & Development Division of the City of Regina, or delegate;
"Consulting Engineer"	means the professional engineer, duly licensed to practice by the Association of Professional Engineers of Saskatchewan, to be engaged by the Developer hereunder for the purposes of design and project management in relation to the Development Area and for delivery to the City of documents and written statements as to completion as contemplated herein;
"Contract Documents"	means the Development Levy Agreement and these Standard Conditions and all specifications, designs and drawings approved or to be approved for use for in conjunction herewith;
"Infrastructure Services"	means all services to be constructed or installed by the Developer relating to roadways and utilities infrastructure, including grading of roadways and Lots;
"Landscape Consultant"	means the consultant engaged by the Developer or the Consulting

Engineer in respect of Landscaping Services, being a member of the Saskatchewan Association of Landscape Architects or otherwise being acceptable to the General Manager, acting reasonably, and includes the Consulting Engineer if that Consulting Engineer is engaged by the Developer for the provision of such services.

"Landscaping Service(s)" means all services to be constructed or installed by the Developer relating to the landscaping of public lands within the Development Area, including grading;

"Lots" means lands within the Development Area for which a certificate of title has or may be issued pursuant to the Plan of Survey and includes lots, blocks, parcels, Municipal Reserves, Environmental Reserves, Buffers, utility areas or parcels, and walkways;

"Service(s)" includes both Infrastructure Services and Landscaping Services;

"Development Levy Agreement": means the development levy agreement entered into by the City and the Developer in respect of the Development Area;

"Street" means any street designated as a roadway and named as an avenue, circle, crescent, bay, road, drive, place, boulevard, alley, lane, gate or way.

"Work" or "Construct" or "Provide": when used in the context of a covenant, agreement or

undertaking otherwise of the Developer includes all labour, materials or services required, as shown or described in the Contract Documents, to be supplied, installed, planted, laid down, erected or otherwise required of the Developer and the construction or provision of such things or measures shall be effected at no cost to the City unless the contrary is expressly provided in the Contract Documents.

- 2.2. Words or phrases which have well known technical or trade meanings shall be meant to refer to recognized meanings.

3.0 SERVICING OF DEVELOPMENT AREA

- 3.1. The Developer agrees that it shall for the purposes of Services to be provided hereunder engage a Consulting Engineer and a Landscaping Consultant, who shall be responsible for design and project management in respect of the Infrastructure Services and the Landscaping Services, respectively. Designs, drawings and specifications (excluding standard City designs, drawings and specifications if the same are proposed to be used by the Developer or the Consulting Engineer) in respect of the Services shall be signed by and carry the seal of the Consulting Engineer or the Landscape Consultant, as the case may be.
- 3.2. The Developer agrees to provide the Services to the Development Area by the design (if applicable), supply, placement, installation and construction of the Services shown in the Infrastructure Services Plan and Landscaping Plan, all in accordance with standard City specifications or with plans and specifications otherwise approved by the General Manager in accordance with the provisions of the Contract Documents.

- 3.3. Provided that the Developer is not in breach of any undertaking, covenant or payment to be performed or remitted hereunder, the City authorizes the Developer to construct the Services.

4.0 APPROVALS

- 4.1. All designs, drawings, specifications and mix designs for the Services shall be in accordance with prevailing City standards and specifications. Where Services not covered by prevailing City standards and specifications are proposed by the Developer or where differing standards or specifications are proposed, then the prior approval of the General Manager shall be required. Without limiting the foregoing, it is expressly provided that Landscaping Services shall be shown on detailed drawings and shall be subject to the prior approval of the General Manager.
- 4.2. Where, subsequent to the approval of designs, drawings, mix designs and specifications the Developer or the Consulting Engineer propose to deviate from approved plans and specifications, the change shall be submitted for consideration and approval of the General Manager and no such change shall be implemented without the General Manager's approval.
- 4.3. The Developer shall in respect of the Services secure such approvals as required by law to be granted by Provincial and Federal authorities, and shall furnish the City with copies of such approvals.

5.0 ADDITIONAL WORK AND SERVICES

- 5.1. Without restricting the generality of Article 3 and in addition to the Services expressly set forth therein, the Developer agrees to affect the measures set forth in this Article 5, on a temporary or permanent basis as the case may be.
- 5.2. Where temporary gravelled roads are to be constructed by the Developer or where permanent roads are gravelled as an interim measure to provide access to the Development Area prior to the construction of permanent paved roads, the Developer shall apply gravel to an initial depth of 80 mm and shall thereafter re-apply gravel from time to time to maintain a suitable surface, as required by the General Manager. Such gravelled roads shall be to standards of elevation, grade and cross-section as approved by the General Manager and the Developer shall provide and maintain adequate drainage.
- 5.3. The Developer shall during the course of constructing the Services cause pooled or standing water to be pumped away or disposed of so as to prevent damage or nuisance to the Development Area or adjoining lands.
- 5.4. The Developer shall make adequate provision, including stockpiling if necessary, for repairing areas of settlement by use of approved backfill and surface materials.
- 5.5. The Developer may create a temporary roadway beyond the Development Area to provide access to the Development Area, upon the prior approval of the General Manager and in accordance with approved designs, drawings and specifications. Such temporary roadway shall not be construed as being Services to be turned over to the City and the City shall

assume no obligation to operate or maintain the temporary roadway upon the issuance of Certificates of completion or acceptance. Temporary roadways beyond the Development Area shall when no longer be required be removed by the Developer and the original surface shall be restored to grade.

- 5.6. The Developer shall arrange with utility companies for the design and installation of gas lines, electrical lines, and telephone/cable lines in accordance with the requirements of the utility companies. Designs and locations of such utilities shall be subject to the approval of the General Manager for conformity with existing and planned locations of City infrastructure prior to the commencement of construction or installation of the Services.
- 5.7. The Developer shall construct the Development Area grades in accordance with grading plans approved by the General Manager, and the Developer shall preserve the grades until all utilities are installed and certification of grades are submitted to the General Manager.
- 5.8. The Developer shall install service connections to the Development Area intended to receive water and sewer service from the main to the Development Area property line, and shall attend if necessary to all breaking and replacement of pavement. When tying into existing City infrastructure, the Developer shall give reasonable advance notice to the General Manager prior to installing such service connections.
- 5.9. The Developer shall in constructing or causing the construction of the Services ensure the protection from damage, normal wear and tear excepted, of all existing City infrastructure, whether within or beyond the boundaries of the Development Area, and shall promptly advise the City of any damage to City infrastructure occasioned in the course of installing

the Services hereunder and thereafter at the City's election the Developer shall either repair the damage or reimburse the City for costs of such repairs.

6.0 INSPECTION AND TESTING

- 6.1. The City and its servants shall have free access to the places of work and may perform inspections and tests to determine whether any Service is in compliance with City requirements. All inspection and test results shall be available to the Developer upon request.
- 6.2. City inspection and testing shall be supplementary to and not in lieu of inspections and testing as may be conducted or required to be conducted by the Consulting Engineer.
- 6.3. The Developer shall conduct or cause to be conducted material testing in accordance with industry standards for quality control and shall promptly submit or cause to be submitted all test results to the General Manager. Without restricting the generality of the foregoing the General Manager may establish minimum standards, frequencies and timing of testing of materials, mixes, batches, compaction, cores and pavement thickness, as well as testing of underground mains and connections, with respect to Infrastructure Services and Landscape Services, as the case may be. Further, the General Manager may establish requirements relating to the quality of plant materials and to the acceptance of plant stock prior to planting. The Parties acknowledge that the City has developed Guidelines for "Developer's/Engineer's Field Services" in respect of Infrastructure Services and "Developer's/Consultant's Field Services" in respect of Landscape Services, and that Field

Services by or on behalf of Developers shall be provided in accordance with Guidelines procedures and standards.

- 6.4. The General Manager may, in addition to any other requirement or direction authorized in the Contract Documents require the Developer to cause the temporary stoppage of Work in the event the General Manager has cause to believe that Services are not being constructed in accordance with requirements of the Contract Documents or in a fashion which fails to comply with any law. In such event the General Manager or his designate shall forthwith apprise the Consulting Engineer or the Landscape Consultant of the stoppage and arrange for the immediate inspection of the work or inquiry into the compliance with laws, in conjunction with the Consulting Engineer or Landscape Consultant.

7.0 EASEMENTS AND CAVEATS

- 7.1. The Developer shall provide, prepare, cause to be executed and register all easements required by the City for the installation, operation, maintenance and repair of any City utility or service within the Development Area, and shall further provide and see to the registration of easements required by utility companies.
- 7.2. All Agreements pertaining to restrictive access to or from the Development Area or to access easements and or rights-of-way or other covenants of a restrictive nature with respect to use of the Development Area, as contemplated in conditions of building permit approval and in so far as they pertain to the Development Area, shall be prepared, provided and executed by the Developer or otherwise by the Owner of the Development Area, and shall

be registered by and at the cost of the Developer, as a first charge if required by the City, at the Regina Land Titles Office.

- 7.3. The easements and agreements described above shall be registered prior to the transfer to third parties of any lands for which certificates of title will be raised upon registration of the Plan of Survey. In the event properties are transferred free and clear of the encumbrances described in this Article 10 the Developer shall continue to be liable for the provision of easements and agreements and upon failure to provide same the City may at any time acquire by agreement or expropriate same at the cost of the Developer and the Developer shall upon receipt of a demand for payment by the City reimburse the City for costs both compensatory and legal.
- 7.4. The Developer and the City shall co-operate for the purposes of identifying, documenting and registering easements and caveated agreements in a timely and cost-effective manner.

8.0 INSURANCE REQUIREMENTS AND INDEMNIFICATION OF CITY

- 8.1. The Developer shall during the Term of this Agreement secure and maintain, from an insurer allowed by law to issue insurance policies in Saskatchewan, the following policies of insurance covering the Developer in respect of obligations to construct or install Services hereunder:
- a) a comprehensive general liability insurance policy for bodily injury (including death) and property damage having limits of not less than \$2,000,000 inclusive per occurrence, which policy shall provide for:

- i. a waiver of subrogation against named insureds;
 - ii. cross-liability;
 - iii. broad form contractual liability;
 - iv. a non-owned automobile liability extension;
 - v. an extension for unlicensed vehicles and operation of attached machinery;
- and

b) an automobile third party liability insurance policy (owner's form) for bodily injury (including death) and property damage having limits of not less than \$2,000,000 per occurrence, covering all vehicles used in the performance of this Agreement and such insurance shall include passenger liability extension.

8.2. The insurance policies mentioned in this Article 12 shall include provision for the City to be given not less than 30 days notice prior to cancellation or any material change in coverage, and in either event the Developer shall secure and maintain alternate or replacement insurance prior to the effective date of cancellation or material change providing such insurance is commercially available.

8.3. The Developer shall provide the City, upon demand, certified copies of such policies of insurance or, upon permission of the City, certificates of such insurance issued by the Insurer.

8.4. In the event the insurance policies are secured and maintained by a third Party such as the construction contractor, such policies shall be acceptable to the City in lieu of the insurance described in Article 12.1, provided the Developer is named as an Insured Party.

- 8.5. If the Developer fails to secure or to maintain policies of insurance required in this Article 12, or to prove the existence of such policies in accordance with same, the City may purchase on behalf of and at the expense of the Developer the required insurance coverage.
- 8.6. Nothing contained in this clause or in any policy of insurance provided hereunder shall in any way limit the liability of the Developer under this Agreement or otherwise in law.
- 8.7. The Developer shall, from the commencement of any activity of the Developer authorized by this Agreement whether or not the within Agreement is executed at the time of such commencement, and whether or not the activity is within or beyond the Development Area, indemnify, defend and hold harmless the City from and against any and all claims, costs, losses, demands, damages, actions or causes of action (hereinafter called "costs" in this Article 12.7) which may be brought against or incurred by the City at the instance of any person(s) by reason of any act or omission of the Developer, its officers, servants or agents or any person engaged by the Developer in pursuance of the Work, or anything done otherwise pursuant to this Agreement; it being provided that the indemnity granted herein shall not extend to any costs or portion of such costs as are attributable to the negligence of the City.
- 8.8. The covenant of indemnity described in Article 12.7 shall survive the termination or expiration of this Agreement and the completion of the Services, as the case may be.

9.0 DEVELOPER'S COSTS

9.1. The Developer shall in observing and discharging its works, covenants, agreements and undertakings herein, do so at no cost to the City. Without restricting the generality of the foregoing the Developer's covenants to construct Services and perform covenants herein shall be deemed to include the provision at the Developer's cost of all necessary labour, materials, equipment, supervision, administration, professional fees, overhead and other costs attendant thereon.

9.2. Article 13.1 shall apply to all covenants, agreements and undertakings of the Developer unless the contrary intention with respect to a given cost is expressly stated.

10.0 CITY SERVICES

10.1. The City shall provide the following services to or with respect to the Development Area:

- a) Street Signage, Traffic Signage and Intersection Signalization (subject to payments by the Developer in accordance with the Development levy agreement); and
- b) Issuance of approvals and certificates where warranted pursuant to the terms of this Agreement.

The provision of services by the City and the administration of all requests for approvals and certificates shall be provided with reasonable dispatch by the City, having regard to the availability of assigned resources in the Infrastructure Development Branch and the Comprehensive Planning Branch of the Planning & Development Division.

11.0 PAYMENTS, ASSESSMENTS AND LEVIES

- 11.1. The Developer shall tender payments to the City as specified in the Development levy agreement, in accordance with the levies and development charges adopted by the Council of the City. (Subject to the rebates set forth in the Development levy agreement).

12.0 TIMING OF PAYMENTS OR INSTALMENTS

- 12.1. Sums payable pursuant to the Contract Documents, including instalment payments, as the case may be, shall be remitted by the Developer in accordance with the provisions of the Development levy agreement.

13.0 INTEREST

- 13.1. Interest shall be payable to the City on any sum or portion thereof due and payable to the City pursuant to any provision of the Contract Documents and not remitted to the City on the date for payment or within the time periods specified therein, such interest to be calculated from the due date until the date of remittance at the rate of 9.5% per annum.

14.0 SECURITY FOR PERFORMANCE

- 14.1. In order to secure the construction of all Services herein and to guarantee the observance of financial obligations of the Developer, Letters of Credit in amounts and having expiration dates set forth in the Development levy agreement shall be submitted to the City upon the

execution of the Development levy agreement, such Letters of Credit to be issued by a financial institution acceptable to the City in its discretion.

- 14.2. The Letter(s) of Credit to be furnished by the Developer shall be substantially in the form set forth in Appendix "I", and shall in any case of departure from the scheduled form be subject to the approval of the City, which approval may be withheld in the City's discretion and which approval may be subject to conditions.
- 14.3. Where any letter of credit furnished pursuant to this Agreement is set to expire within 30 days and the obligation or payment to which the letter relates has not been performed or made, the General Manager may in his discretion and upon a written request by the Developer to such effect accept a replacement or renewal letter of credit in lieu of the original.
- 14.4. It is a condition hereof that where any letter of credit is due to expire within 14 days and the Developer has failed to satisfy the obligation or payment secured by the said letter(s) of credit and further has failed or neglected to furnish the City with replacement or renewal letter(s) of credit in the approved form, the Developer shall be deemed to be in breach of this Agreement and the City may present letter(s) of credit to which the obligation or payment pertains for payment in whole or in part and shall not be liable to the Developer therefor; IT BEING PROVIDED that where the letter(s) of credit relate to financial obligations the payment secured by the letter of credit presented for payment shall, to the extent the financial obligation is satisfied by payment under the letter of credit, be deemed to have been remitted to the City, and that where the letter(s) of credit relate to construction or installation of Services the proceeds of the letter(s) of credit shall be:

- a) remitted to the Developer, without interest, in the event the construction or installation of Services to which the letter(s) relate are permitted to be performed by the Developer;
or
- b) applied by the City toward the construction or installation of the Services to which the letter(s) relate; it being provided that in the event proceeds of the letter(s) of credit are insufficient to effect or complete the construction or installation of Services the Developer shall remain liable under this Agreement for the balance of costs to effect or complete the construction or installation of Services.

14.5. Notwithstanding anything to the contrary herein contained, the Developer may furnish security for its obligations to construct Services by means of a bond, the maximum amount of which shall be calculated upon the estimated cost of the Services, or a percentage thereof, as set forth in the Development levy agreement. The Surety issuing the bond and the form and content of the bond shall be subject to the approval of the City.

15.0 DEFAULT

15.1. The following shall be events of default by the Developer:

- a) failure or refusal to complete the Services within the time specified herein;
- b) (b) abandonment of the work or the failure otherwise to continue with construction for a period of 30 consecutive days, seasonal conditions permitting;

- c) failure to make any payment when due and payable or to secure or keep secured such payment by Letters of Credit in accordance with Article 18;
- d) bankruptcy, insolvency, the making of an assignment for the benefit of creditors, having a receiver, manager or trustee appointed by any means in respect of substantial operations or assets of the Developer or the taking of the benefit of any legislation enacted for the benefit of insolvent or bankrupt creditors; and
- e) failure or refusal to repair or replace defective or deficient Services in accordance with the requirements of the Contract Documents.

16.0 REMEDIES

16.1. Without restricting the generality of Article 19, the City shall have the following remedies in the event of an event of default by the Developer:

- a) terminating the Developer's rights to continue to construct the Services;
- b) presenting any Letter of Credit for payment in whole or part;
- c) commencing legal action(s) for damages or for the enforcement of the covenants of the Developer.

17.0 MANUFACTURERS' WARRANTIES

- 17.1. The Developer shall where manufacturers' warranties are provided for goods incorporated into the Services furnish the City with original copies of the warranties, issued or executed in favour of the City. Where original warranties in the City's name cannot be provided then the Parties agree that the City may enforce the warranty in the name of the Developer.

18.0 DISPUTES AND ARBITRATION

- 18.1. Where in this Agreement the General Manager requires the Developer to perform, repair, maintain or replace any Work or Services and the Developer disputes its obligation to perform such work or repair, maintain or replace such Work, including warranty work, the Developer shall perform the measures required hereunder promptly notwithstanding its objection to or dispute with the direction. The Developer shall however be entitled by written notice to the General Manager to dispute its obligation to perform such Work and its liability for costs attendant thereon, in which event any Work performed by the Developer shall be effected without prejudice to the Developer's dispute and the costs attendant upon such work shall be subject to a referral to arbitration pursuant to The Arbitration Act for Saskatchewan, at the instance of either party.
- 18.2. Where any Work including warranty work is performed by the City the Developer's liability for costs thereof shall also be referred to arbitration if the Developer disputes its liability for cost of the work or the calculation of such costs.
- 18.3. In the event of arbitration each Party shall on a timely basis and in any event not less than

14 days prior to the date set for the arbitration hearing provide to the other Party full particulars of the provisions of the Contract Documents upon which that party relies together with a disclosure of any tests, reports, field sheets, or inspection results as may be relevant to the disposition of the arbitration whether or not such Party intends to rely upon such materials.

19.0 GENERAL PROVISIONS

- 19.1. The captions, section numbers, article numbers and Table of Contents (if any) appearing in the Contract Documents are inserted as a matter of convenience only and in no way define, limit, construe or describe the scope or intent of such clauses or articles and such captions, section numbers, article numbers and Table of Contents shall not in any way other than for reference purposes affect the interpretation or construction of the Contract Documents.
- 19.2. The Contract Documents shall be governed by and construed in accordance with the laws of the Province of Saskatchewan and, without restricting the ability of the City to commence and prosecute proceedings in other jurisdictions; the Developer shall attorney to the jurisdiction of the Courts of Saskatchewan.
- 19.3. The Contract Documents may not be modified or amended except by an instrument in writing signed by the Parties or by their successors or assigns.
- 19.4. The words "hereof", "herein" and "hereunder" and similar expressions used in any section or subsection of the Contract Documents relate to the whole of the Contract Documents and not to that section or subsection only unless otherwise expressly provided. The use of the

neuter singular pronoun to refer to the Developer or the City is and is deemed a proper reference even though the Developer or the City is an individual, partnership, corporation or a group of two or more individuals, partnerships or corporations. The necessary and grammatical changes required to make the provisions of the Contract Documents apply in the plural sense where there is more than one Developer and to either corporations, associations, partnerships, or individuals, males or females shall in all instances be assumed as though in each case fully expressed. Unless the contrary intention appears the words "Developer" and "City" shall mean respectively "the Developer, its successors and/or permitted assignees" and "the City, its successors and/or permitted assigns".

- 19.5. If for any reason any term, covenant or condition of the Contract Documents, or the application thereof to any person or any circumstance, is to any extent held or rendered unenforceable or illegal then such term, covenant or condition:
- a) is and is deemed to be independent of the remainder of the Contract Documents and to be severable and divisible therefrom and its unenforceability or illegality does not affect, impair or invalidate the remainder of the Contract Documents or any part thereof; and
 - b) continues to be applicable to and enforceable to the fullest extent permitted by law against any person and circumstance other than those to whom it has been held or rendered unenforceable or illegal.

Neither party is obliged to enforce any term, covenant or condition in the Contract Documents against any person, if, or to the extent by doing so, such party is caused to be in breach of any laws, regulations or enactments from time to time in force.

- 19.6. No waiver shall be inferred or implied by any forbearance by a party hereto or anything done or omitted to be done by a party with respect to a default, breach or nonobservance save only an express waiver in writing and then only to the extent expressly stipulated and necessary to give effect to such express waiver. A waiver by a party of any breach of any term, covenant or condition herein contained shall not be and shall be deemed not to be a waiver of any continuing or subsequent breach of such term, covenant or condition (except as specifically expressed in writing to be so) or of a party's rights hereunder or of any other term, covenant or condition herein contained. Without limiting the generality of the foregoing the subsequent acceptance of payment by a party is not and is deemed not to be a waiver of any preceding breach or continuing breach by the other party of any term, covenant or condition, regardless of knowledge of any such preceding breach at the time of acceptance of such payment.
- 19.7. Notwithstanding anything to the contrary contained in the Contract Documents, if either the Developer or the City is bona fide delayed or hindered in or prevented from performance of any term, covenant or act required, by reason of strikes, lockouts, labour trouble, inability to procure materials, government intervention or other casualty or contingency beyond the reasonable control of the party who is by reason thereof delayed in the performance of such party's covenants and obligations under this Agreement in circumstances where it is not within the reasonable control of such party to avoid such delay, excluding any insolvency, lack of funds or other financial cause of delay (hereinafter referred to as "Unavoidable Delay"), such performance shall be excused for the period of Unavoidable Delay and the period within which performance is to be effected shall be extended by the period of Unavoidable Delay.

19.8. Any notice or demand required or permitted to be given to the City by the Developer shall be in writing and may be delivered to the following address:

General Manager of Planning and Development
City of Regina
P.O. Box 1790
Regina, Saskatchewan
S4P 3C8

and notices to be given to the Developer by the City shall be delivered to the address set forth in the Servicing Agreement or to such alternate address within Saskatchewan as the Developer may by notice in writing advise.

Any such notice, demand, request or consent is conclusively deemed to have been given or made on the day upon which such notice, demand, request or consent is delivered, or, if mailed, then forty-eight (48) hours following the date of mailing, as the case may be, and any time period referred to therein commences to run from the time of delivery or forty-eight (48) hours following the date of mailing, as the case may be. If postal service is interrupted or substantially delayed, any notice, demand, request or other instrument shall be delivered, if to, only in person, and if to the City, only by delivery of the same to the City in an envelope addressed to the City at the above address.

19.9. Mention in the Contract Documents of any particular remedy or remedies of a party in respect of any default shall not preclude the use by such party of any other remedy in respect thereof whether available in law or in equity or by statute or expressly provided for herein. No remedies shall be exclusive or dependent upon any other remedy and a party may from

time to time exercise any one or more of the remedies referred to herein and at law independently or in combination, such remedies being cumulative and alternative.

19.10. Time is of the essence.

19.11. No assignment hereof may be made by the Developer in whole or part without the prior written approval of the General Manager.

END OF DEVELOPMENT LEVY AGREEMENT STANDARD CONDITIONS

APPENDIX I

SHOWING MUNICIPAL FORM
DOCUMENTARY STANDBY LETTER OF CREDIT

Financial Institution: _____ Date Issued: _____

Letter of Credit No. _____ Amount: _____

Issued subject to the uniform customs and practices for Documentary Credits
being ICC – U.C.P. 500

To: The City of Regina
Address: P.O. Box 1790
Regina, Saskatchewan
S4P 3C8

WE HEREBY AUTHORIZE YOU TO DRAW ON THE _____
_____, for the account of _____
[Developer]

UP TO AN AGGREGATE AMOUNT OF _____
(\$, .00) available upon demand.

AT THE REQUEST OF OUR CUSTOMER we hereby establish and give you an
Irrevocable Letter of Credit in your favour in the above amount which may be drawn upon by
you at any time and from time to time upon written demand for payment made upon us by you
which demand we shall honour without inquiring whether you have the right as between yourself
and the said customer to make such demand, and without recognizing any claim of our said

customer, or objection by that customer to payment by us.

DEMAND shall be made by letter signed by the Clerk of the municipality, under corporate seal, attached to which shall be the original executed copy hereof. Presentation shall be made to us at _____

[designate Saskatchewan Branch and Address]

THIS LETTER OF CREDIT we understand relates to the municipal services and financial obligations set out in an Agreement between the customer and the municipality and referred to as DEVELOPMENT LEVY AGREEMENT FOR DEVELOPED LAND

[STATE SUBDIVISION NAME, PHASE, STAGE]

THE AMOUNT OF THIS LETTER OF CREDIT may be reduced from time to time as advised by notice in writing to us by the Clerk of the City.

THIS LETTER OF CREDIT will continue in force for a period of _____ but shall be subject to the condition hereinafter set forth.

IT IS A CONDITION of this Letter of Credit that it shall be deemed to be automatically extended without amendment for one year terms from the present or any future expiration date hereof, unless at least 30 days prior to the present or any future expiration date, we notify you in writing by registered mail that we elect not to consider this Letter of Credit to be renewable for any additional period.

DATED at _____, Saskatchewan, this _____ day of _____, 200_.

[Signed/countersigned in
accordance with practice of
Financial Institution]

This Agreement made in duplicate, effective

BETWEEN:

THE CITY OF REGINA
(hereinafter the "City")

- and -

(hereinafter the "Developer")

DEVELOPMENT LEVY AGREEMENT

1.0 GENERAL

- .1 The Parties agree that as a condition of development approval by the City of Regina, the Developer shall provide the Services and remit the payments set forth in this Agreement and shall also comply with the *Development Levy Agreement Standard Conditions* dated August 22, 2011 (hereinafter called the "Standard Conditions").
- .2 Unless expressly stated to the contrary, the Parties shall be governed by the Standard Conditions, which shall form a part of this Agreement as if fully set forth herein. Definitions contained in the Standard Conditions shall apply to terms used herein.

2.0 DEVELOPMENT AREA

- .1 The Development Area is as shown on the Plan of Proposed Development as attached hereto as Schedule "A".

3.0 SERVICES

- .1 The Developer shall provide Infrastructure services shown in the Infrastructure Plan annexed hereto as Schedule "B".

- .2 The Developer shall provide Landscape Services shown in the Landscape Services Plan annexed hereto as Schedule "C".

4.0 COMPLETION

- .1 The completion date for all Services is _____, 20_____.

5.0 PAYMENTS

- .1 The Developer shall within the times specified remit to the City the following payments:

A. Payments Required

- (i) To pay to the City the sum of \$ _____ for the purpose of defraying the cost of construction of oversized sanitary sewer, trunks calculated as follows:

_____ hectares at the uniform rate of \$ _____ per hectare = \$ _____

- (ii) To pay to the City the sum of \$ _____ for the purpose of defraying the cost of construction of oversized storm sewer trunks calculated as follows:

_____ hectares at the uniform rate of \$ _____ per hectare = \$ _____

- (iii) To pay to the City the sum of \$ _____ for the purpose of defraying the cost of construction of oversized water mains calculated as follows:

_____ hectares at the uniform rate of \$ _____ per hectare = \$ _____

- (iv) To pay to the City the sum of \$ _____ for the purpose of defraying the cost of construction of arterial streets calculated as follows:

_____ hectares at the uniform rate of \$ _____ per hectare = \$ _____

- (v) To pay to the City the sum of \$ _____ for the purpose of defraying the cost of construction of parks and recreational facilities calculated as follows:

_____ hectares at the uniform rate of \$ _____ per hectare = \$ _____

- (vi) To pay to the City the sum of \$ _____ for the administrative services fee, being calculated on the basis of \$ _____ plus \$ _____ representing five percent (5%) Goods and Services Tax, (GST) per hectare for each and every hectare in the development area.
- (vii) To pay to the City the sum of \$ _____ for the supply, installation and maintenance of street name signs and traffic control devices. The cost to the Developer has been determined on the following basis

Additional street name sign(s) at \$65.00 each plus GST	\$
Side mount at Crosswalk sign(s) at \$250.00 each plus GST	\$
Parking signs (2 per intersection) at \$225.00 each plus GST	\$
Yield signs at \$250.00 each plus GST	\$
Street name / Intersection sign(s) (2 per intersection) at \$320.00 each plus GST	\$
Stop sign(s) at \$295.00 each plus GST	\$
Specialized signage at \$250.00 each plus GST	\$
Total	\$

B. Payment Timing

.1 Option #1 - Staged Payments: - The net sums payable by sections 5.1 A(i) to (iv) inclusive, being in total the sum of \$ _____ shall be payable as follows:

- (i) The sum of \$ _____ being thirty percent (30%) of the said total sum, to be paid upon the signing of this Agreement;
- (ii) The sum of \$ _____ being forty percent (40%) of the said total sum, to be paid nine (9) months after the effective date of this Agreement, said date being _____, 20 _____ ;
- (iii) And the remaining \$ _____ being thirty percent (30%) of the said total sum, to be paid eighteen (18) months after the effective date of this Agreement, said date being _____, 20 _____ .

The net sums payable by section 5.1 A(v) being in total the sum of \$ _____ shall be payable as follows:

- (iv) The sum of \$ _____ being fifty percent (50%) of the Parks and Recreational facilities, to be paid twelve (12) months after the effective date of this agreement,

said date being , 20 .

- (v) The sum of \$ being fifty percent (50%) of the Park and Recreational Facilities, to be paid twenty four (24) months after the effective of this agreement, said date being , 20 .

The net sums payable by sections 5.1 A (vi) to (vii) being the total sum of \$ is payable upon signing of this agreement.

.2 Option #2 – Single Payment:

- (i) The net sums payable by sections 5.1 A (i) to (v) being the total sum of \$ is payable upon the signing of this Agreement.
- (ii) The net sums payable by sections 5.1 A (vi) to (vii) being the total sum of \$ is payable upon signing of this agreement.

6.0 SECURITY FOR PERFORMANCE

.1 The following shall be furnished by the Developer upon signing of this Agreement:

- Letter of Credit or Performance Bond in the amount of \$ representing the City's Security for Performance for infrastructure required on city property.

.2 If the Developer chooses Option #1 – Staged Payments as outlined in Section 5.1 B.1 of this Agreement the following shall be furnished by the Developer upon signing of this Agreement:

- Letter of Credit in the amount of \$ representing the second (40%) Development Levy Payment.
- Letter of Credit in the amount of \$ representing the third (30%) Development Levy Payment.
- Letter of Credit in the amount of \$ representing the first (50%) Parks and Recreational Facilities Payment.
- Letter of Credit in the amount of \$ representing the second (50%) Parks and Recreational Facilities Payment.

.3 If the Developer chooses Option #2 – Single Payment as outlined in Section 5.1 B .2 of this Agreement the Letters of Credit as described in Section 6.2 above will not be required

7.0 REGISTERED INTERESTS

.1 The Developer shall, at their cost, prepare in a form approved by the City Solicitors office and register the following City utility easements, agreements and interests on title of the lands described below. Refer to Section 07 of the Development Levy Agreement Standard Conditions for more details.

A. Easements

-

B. Other Interests

-

8.0 ADDITIONAL CONDITIONS

.1 In addition to the conditions set forth above and notwithstanding anything expressed to the contrary in the Standard Conditions, the Developer agrees that the following conditions shall apply to the within Development Levy Agreement:

-

This Agreement executed by proper signing officers of the Parties as of the date set forth above.

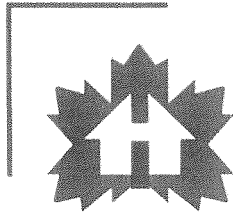
THE CITY OF REGINA

SEAL:

City Clerk

SEAL:

Regina & Region
Home Builders'
Association



100 - 1801 MacKay Street
Regina, Saskatchewan
S4N 6E7

F. (306) 569-9144

www.reginahomebuilders.com

July 28, 2011

City Council
City of Regina,
Queen Elizabeth II Court
Regina, SK, S4P 3C8

Subject: New Development Levy Bylaw, Amendments to Servicing Agreement Policy (CR97-81) & Miscellaneous Updates to Servicing Fee Documentation.

Dear City Council Members;

The Regina & Region Home Builders Association appreciates Planning & Development's initiative at the City of Regina to ensure fairness in the market through the New Development Levy Bylaw, Amendments to Servicing Agreement Policy (CR97-81) & Miscellaneous Updates to Servicing Fee Documentation.

The Community Developers, Regina Home Builders and the City of Regina have a mutual stake in ensuring choice through a mix of housing opportunities that accommodate all lifestyles and affordability options for the citizens of Regina.

Stu Niebergall
Executive Director
Regina & Region Home Builders' Association

ABSTRACT

BYLAW NO. 2011-16

THE DEVELOPMENT LEVY BYLAW, 2011

- PURPOSE:** The purpose of this Bylaw is to impose and provide for the payment of development levies as well as set out the administrative structure for development levy agreements.
- ABSTRACT:** This Bylaw allows the City of Regina to impose development levies on those proposed developments that have not been subject to a servicing agreement and that are not located within the exempt area. Development levies are charged so as to reimburse the City for the capital costs associated with the construction, altering, expanding or upgrading of the following expenditures associated directly or indirectly with development: sewage, water or drainage works; roadways and related infrastructure; parks; and recreational facilities. The intent is for the development levies to be the same as the servicing agreement fees. The difference between a servicing fee and a development levy is that servicing fees are triggered where land is subdivided and development levies are triggered where a developer applies for a development permit or building permit.
- STATUTORY AUTHORITY:** Section 169 of *The Planning and Development Act, 2007*
- MINISTER'S APPROVAL:** The Minister's approval is not required pursuant to subsection 170(3) of *The Planning and Development Act, 2007* because the City of Regina is an approving authority.
- PUBLIC HEARING:** A public hearing is required pursuant to subsection 207(2) of *The Planning and Development Act, 2007* between the first and second reading of this Bylaw.
- PUBLIC NOTICE:** Public Notice is required pursuant to section 207 of *The Planning and Development Act, 2007*. An advertisement for this bylaw appeared in the Leader Post on July 30, 2011 and August 6, 2011.

REFERENCE: Report EX11-32 from the August 10, 2011 meeting of the Executive Committee.

AMENDS/REPEALS: New bylaw but does amend *The Regina Administration Bylaw*, Bylaw No. 2003-69

CLASSIFICATION: Administrative

INITIATING DIVISION: Planning and Development

INITIATING DEPARTMENT: Development Engineering

BYLAW NO. 2011-16

THE DEVELOPMENT LEVY BYLAW, 2011

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

Purpose


- 1 The purpose of this Bylaw is:
- (a) to impose and provide for the payment of development levies;
 - (b) to authorize agreements to be entered into in respect of payment of development levies;
 - (c) to set out the conditions upon which the levy will be applied to specific land uses, classes of development, zoning districts or defined areas; and
 - (d) to indicate how the amount of the levy is determined.

Authority

- 2 The authority for this Bylaw is section 169 of *The Planning and Development Act, 2007*.

Definitions

- 3 In this Bylaw:
- (a) “**Act**” means *The Planning and Development Act, 2007*;
 - (b) “**building permit**” means a permit issued under the City’s building bylaw authorizing the construction of all or part of any building;
 - (c) “**capital costs**” means the municipality’s estimated cost of providing, altering, expanding or upgrading the following services and facilities associated, directly or indirectly, with a proposed development:
 - (i) sewage, water or drainage works;
 - (ii) roadways and related infrastructure;
 - (iii) parks; and
 - (iv) recreational facilities.

Approved as to form this 16th day of
August, 2011.

City Solicitor

- (d) “**City**” means the municipal corporation of the City of Regina or the geographical area within the City limits, as the context requires;
- (e) “**Council**” means the Council of the City;
- (f) “**development**” means the carrying out of any building, engineering, mining or other operations in, on or over land or the making of any material change in the use or intensity of the use of any building or land;
- (g) “**development lands**” means those lands (or any part thereof) within the City where no previous servicing agreement has been entered into for the specific proposed development and, in the opinion of Council, the City will incur additional capital costs as a result of the proposed development but does not include exempt land;
- (h) “**development levy**” means the levy imposed and created by this Bylaw pursuant to the Act;
- (i) “**development levy agreement**” means a development levy agreement as defined in the Act;
- (j) “**Development Officer**” means the General Manager of Planning and Development and anyone acting or authorized by the General Manager to act on his or her behalf;
- (k) “**development permit**” means a development permit as defined in the Act;
- (l) “**exempt land**” means the land that is shown as exempt land on the map attached as Schedule “A” to this Bylaw;
- (m) “**proposed development**” means a permitted or discretionary use within the City of Regina *Zoning Bylaw*, for which a person has made an application for a development permit; or where no development permit is required means a permitted use for which a person has made an application for a building permit;
- (n) “**servicing agreement**” means a servicing agreement as defined in the Act.

Application

- 4(1) This Bylaw applies to development lands that benefit or will benefit from municipal services installed or to be installed by or on behalf of the City.

- (2) The development levy imposed by this Bylaw is intended to recover all or a part of the capital costs incurred by the City as a result of a proposed development, as described in the Administration of Servicing Agreement Fees and Development Levies Policy set out in Schedule "B" attached to and forming part of this Bylaw.
- (3) Pursuant to the Act, the development levy will only be applied if:
- (a) the specific proposed development was not previously subject to a servicing agreement; and
 - (b) in the opinion of Council, additional capital costs will be incurred by the City as a result of the proposed development.

Administration and Enforcement

- 5(1) Council hereby delegates to the Development Officer the duty and authority to enforce and administer this Bylaw, including administering the development levy and the development levy agreements as per the Act.
- (2) The authority provided in subsection (1) does not include the authority to approve and enter into development levy agreements.

Imposition of Levy

- 6(1) Any person who applies for:
- (a) a development permit for a proposed development located within the development lands; or
 - (b) a building permit for a proposed development in the case where no development permit is required;
- shall pay a development levy in the amount set out in Schedule "C" attached to and forming part of this Bylaw.
- (2) The amount of the development levy that is required to be paid is based on the levy in place at the time when:
- (a) the development permit application is submitted to the City and is deemed complete; or
 - (b) the building permit application is submitted to the City in the case where no development permit is required.

Authority to Enter into Agreement

- 7(1) Any development levy agreement and the obligation to pay the applicable development levy shall be binding on successors in title to the original owner or

owners, regardless of whether a caveat in respect of the development levy agreement is registered by the City against the proposed development.

- (2) Nothing in this Bylaw prevents the City from imposing additional or new development levies on any portion of the development lands where the City has not previously collected the development levy or entered into a development levy agreement or servicing agreement.
- (3) The City's Development Officer may register an interest based on a development agreement in the land registry against the land that is the subject of the agreement.
- (4) Development levy agreements shall be administered in accordance with the Administration of Servicing Agreements and Development Levy Agreements Policy as set out in Schedule "D" attached to and forming part of this Bylaw.

Payment

8(1) The development levy provided in this Bylaw shall be paid, either:

- (a) in the full amount, prior to issuance of a development permit or building permit, or
 - (b) in a fashion and timeline deemed appropriate by the City within a development levy agreement.
- (2) Where a person is required to pay a development levy prior to the issuance of a development permit or building permit and the person fails to make the payment imposed, the City may refuse to issue the applicable permit.
 - (3) In the event that any development levy payment imposed by this Bylaw payable under a development levy agreement is not paid at the time or times specified within the agreement and without limiting the remedies of the City, the City may issue a stop order prohibiting further development on the development lands.

Purpose and Use of the Levy

9(1) The development levy is intended to reimburse the City for the capital costs associated with the construction, altering, expanding or upgrading of the following expenditures associated directly or indirectly with the proposed development:

- (a) sewage, water or drainage works;
- (b) roadways and related infrastructure;
- (c) parks; and

- (d) recreational facilities.
- (2) The development levy may be utilized to pay a debt incurred by the City as a result of an expenditure listed above or to reimburse an owner described in clause 173(d) of the Act.

Calculation of Levy

- 10 The development levy adopted in this Bylaw was determined on the basis set out in Schedule "B" annexed hereto and forming part of this Bylaw.

Severability

- 11 In the event that any provision of this Bylaw is found to be null or void or contrary to law by any court of competent jurisdiction, then such provision shall be severed from this Bylaw and the remainder of this Bylaw shall continue to be of full force and effect.

Consequential Amendments and Coming into Force

- 12 Clauses 5(a), (b) and (c) in Schedule A of *The Regina Administration Bylaw*, Bylaw No. 2003-69 are repealed and the following substituted:

"5. Resources accounted for as deferred revenue include:

- (a) development levies and servicing agreement fees levied pursuant to *The Planning and Development Act, 2007*;
- (b) payments in lieu of the dedication of land received pursuant to *The Planning and Development Act, 2007*;

(c) payments in lieu of parking received pursuant to *The Planning and Development Act, 2007;*”

13 This Bylaw comes into force on the day of passage.

READ A FIRST TIME THIS 22nd DAY OF August 2011.

READ A SECOND TIME THIS 22nd DAY OF August 2011.

READ A THIRD TIME AND PASSED THIS 22nd DAY OF August 2011.

Mayor

City Clerk

(SEAL)

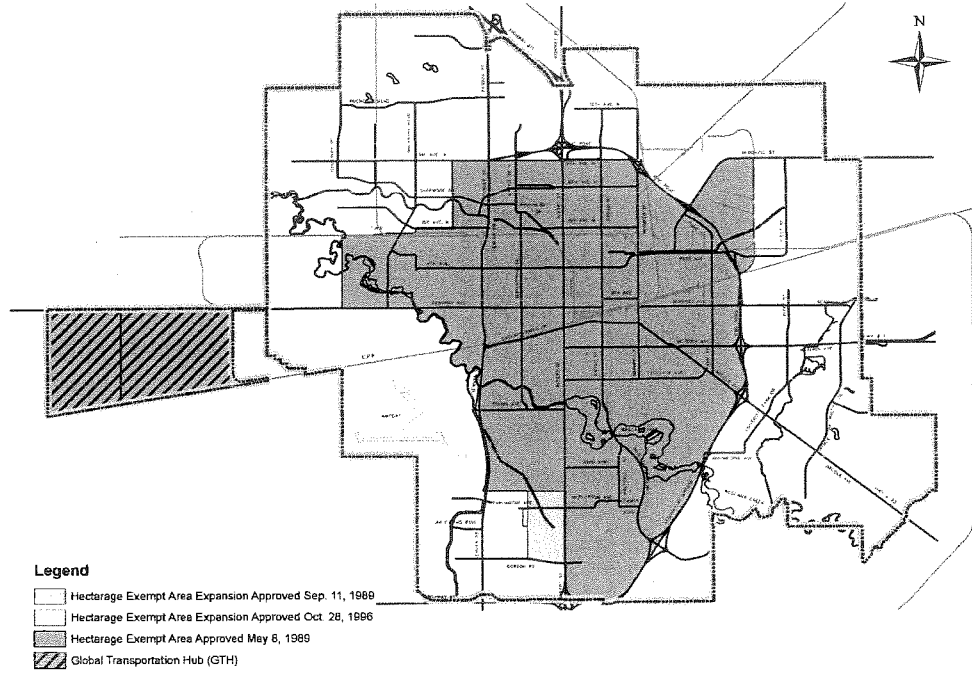
CERTIFIED A TRUE COPY

City Clerk

Schedule "A"

Map

City of Regina Development Levy Exempt Area



Schedule "B"**Administration of Servicing Agreement Fees and Development Levies Policy****Purpose**

To provide for the administration of an appropriate Servicing Agreement Fee / Development Levy calculation method based on fairness, affordability, sustainability, maximization of benefits compared to costs and risk distribution for all new development in the City of Regina.

Scope

Provide procedure for the inclusion of projects in the Servicing Agreement Fee / Development Levy reserve fund; calculation of annual Servicing Agreement Fee / Development Levy; and administer policy and procedures for fees related to development in the City of Regina.

Authority

Adopted by resolution of City Council December 21, 2009, Report CR09-171

Revised by resolution of City Council August 22, 2011

The Planning and Development Act, 2007

Contact

For more information please contact:

Infrastructure Development Branch
Development Engineering Department
Planning and Development Division
P.O. Box 1790
Regina, Saskatchewan
S4P 3C8
Tel: 777-7963

Definitions**Capital Costs:**

Means the estimated cost, pursuant to section 168 of *The Planning and Development Act, 2007*, of providing construction, planning, engineering and legal services that are directly related to the matters for which servicing agreement fees and development levies are established pursuant to sections 169 and 172 of *The Planning and Development Act, 2007*.

Capital Projects:

Refers to applicable development projects including roadways and related infrastructure, waterworks, sanitary sewer works, drainage works, parks, and recreational facilities.

Capital Project List:

Refers to compiling of proposed applicable development projects including Capital Projects, including project name, anticipated timing, current year gross cost, and funding sources.

City

Means the City of Regina.

Council:

Means the Council of the City, acting for the purposes of *The Planning and Development Act, 2007* as a municipality or an approving authority.

Developer:

Means:

- (a) an applicant for subdivision approval who is required to enter into a Servicing Agreement pursuant to section 172 of *The Planning and Development Act, 2007*; or
- (b) an applicant for a development permit or building permit who is required to enter into a Development Levy Agreement pursuant to the City's *Development Levy Bylaw, 2011* and section 169 of *The Planning and Development Act, 2007*.

Development Levy:

Refers to fees adopted by the Council pursuant to section 169 of the P&D Act. The Development Levy rate recommended for any given period shall be identical to the Servicing Agreement Fee rate for that same period.

Development Levy Agreement

Refers to the form of Development Levy Agreement, including Standard Conditions for Development Levy Agreements, adopted by the Council from time to time, and referred to in Administrative Reports respecting applications as the City's "Standard Development Levy Agreement"; all subject to such changes as circumstances of development applications require and as may be approved or directed by Council.

Development Levy Bylaw:

Refers to the Council approved bylaw (#2011-16) describing when and how Development Levies apply. The bylaw also contains the Development Levy rate, which shall be identical to the Servicing Agreement Fee rate.

Environmental Reserve:

Refers to a parcel of land pursuant to section 185 of *The Planning and Development Act, 2007*.

Exempt Area:

Refers to the inner area of the City that is exempt from Servicing Agreement Fees / Development Levies as created in 1989 and modified in 1996. The intent of the exemption was to promote growth in developed areas. The initial boundary was established in City Council report CR-185 dated May 8, 1989. Minor adjustments added small parcels in the southwest from report CM-63 dated September 11, 1989 and report CR96-261 dated October 28, 1996.

Funding Splits:

Refers to the apportioning of costs between a Developer, the City, and the SAF Reserve Fund (as defined below).

General Manager:

Refers to the General Manager of the Planning and Development Division of the City or his/her delegate or successor in title.

Indexing:

Refers to the cost inflation adjustment as calculated specific to Regina by an independent source to be used in the Servicing Agreement Fee Model calculations.

Official Community Plan or OCP:

Means the Regina Development Plan, Bylaw 7787, pursuant to sections 29 to 43 of *The Planning and Development Act, 2007*.

P&D Act:

Means *The Planning and Development Act, 2007*

Regina and Region Home Builders' Association or RRHBA:

Refers to the not-for-profit, non-governmental trade organization whose members include land developers, builders, renovators, trade contractors/suppliers, subcontractors, manufacturers, and financiers.

Sector Plans:

Refers to the Sector Plans as outlined in Parts B to D of the OCP. The Sector Plans detail the development pattern, staging and servicing networks consistent with the principles of sustainability.

Servicing Agreement

Refers to the form of Servicing Agreement, including Standard Conditions for Servicing Agreements, adopted by the Council from time to time, and referred to in Administrative Reports respecting subdivision or development applications as the City's "Standard Servicing Agreement"; all subject to such changes as circumstances of subdivision or development applications require and as may be approved or directed by Council.

Servicing Agreement Fee, Servicing Fee or SAF:

Refers to fees adopted by the Council pursuant to section 172(3)(b) of the P&D Act.

Servicing Agreement Fee Model or SAF Model:

Refers to the cash flow calculations performed over a twenty year time horizon from information including the Capital Project List, indexing and SAF reserve fund balances to calculate an annual SAF rate and Development Levy rate.

Service Agreement Fee rate:

Refers to the fees adopted by Council pursuant to section 172(3)(b) of the P&D Act per hectare of a new development. A Service Agreement Fee is calculated by multiplying the SAF rate by the total area of new development.

Service Fee Reserve Fund or SAF Reserve Fund:

Refers to an account or accounts established by the City for the deposit of SAF fees / development levies, as required pursuant to section 174 of the P&D Act.

Stage:

Refers to the Long-Term Growth Scenarios in the OCP Part A, Section 4 Growth Management and Economic Development, outlining the staging of development to 235,000 population (revised to 225,000), 300,000 population and 300,000+ population.

Study or Studies:

Refers to the studies undertaken by the City on a citywide or sector level basis for the purpose of determining long range infrastructure required as a result of growth, including transportation studies, parks and recreation studies, and serviceability studies.

Subdivision:

Means an area of land encompassed by the outside boundary of a plan of survey.

Policy Statement**P&D Act Requirements**

SAFs are collected in accordance with Section 172 of the P&D Act. Section 172(1) of the P&D Act states:

“If there is a proposed subdivision of land, the municipality in which the subdivision is located may require a subdivision applicant to enter into a servicing agreement to provide services and facilities that directly or indirectly serve the subdivision.”

Development levies are collected in accordance with Section 169(1) of the P&D Act. Section 169(1) of the P&D Act states:

“If a council has adopted an official community plan that is not subject to an application for subdivision of land and that authorizes the use of development levies, the council may, by bylaw, establish development levies to recover the capital costs of services and facilities as prescribed in subsections (2) and (3).”

Servicing Agreements / Development Levy Agreements provide for the Developer to install or construct services as in section 172 (3) (a) and 169 (2) of the P&D Act including:

- storm sewers;
- sanitary sewers;
- drains;
- watermains and laterals;

- hydrants;
- sidewalks;
- boulevards, curbs, gutters;
- street lights;
- graded, gravelled or paved streets and lanes;
- connections to existing services;
- area grading and levelling of land;
- street name plates;
- connecting and boundary streets;
- landscaping of parks and boulevards;
- public recreational facilities; or,
- other works that the Council may require.

Fees / Levies paid by Developers are established as payment in whole or part for the Capital Costs for providing, altering, expanding or upgrading sewage, water, drainage and other utility services, public highway facilities, or park and recreational facilities, located within or outside the proposed subdivision, and that directly or indirectly serve the proposed subdivision, as provided in section 172(3)(b) of the P&D Act.

Fund Management

SAFs are collected through Servicing Agreements and Development Levies are collected through Development Levy Agreements in accordance with the City's Policy on Administration of Servicing Agreements and Development Levies.

In accordance with the Act, the City maintains SAF Reserve Fund accounts, separate and apart from other funds. These accounts are:

- Roadways Servicing Agreement Fees
- Utility Servicing Agreement Fees
- Parks and Recreation Servicing Agreement Fees
- Dedicated Lands

A separate annual SAF / Development Levy rate is calculated for each of these accounts based on the infrastructure or expenses required within each category during a prescribed period of time. In addition to the rates, administration costs are calculated on Servicing Agreements. These administration costs are recorded as annual revenues in the year the administration costs are received.

Application of Fees

Servicing Agreement Fees / Development Levies are assessed per hectare of Subdivision land area encompassed by the outside boundary of the Plan of Survey, including abutting buffers, but excluding:

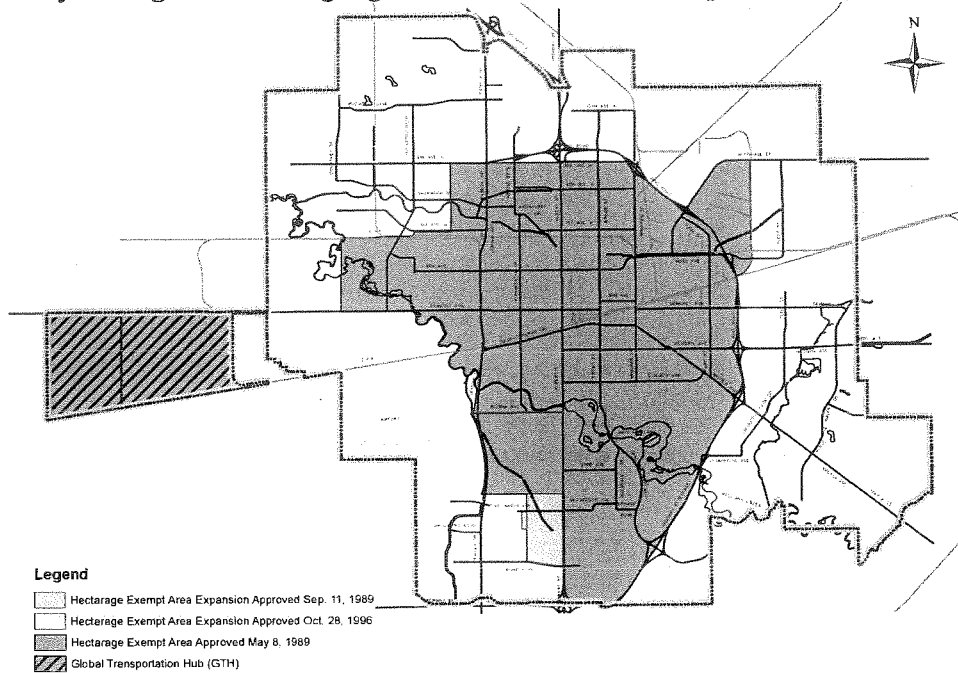
- internal environmental reserves;
- freeways;
- expressways;
- interchange lands;
- lakes;
- arterial road rights-of-way; and
- lands dedicated to the City for use as a public utility as determined by the General Manager; such lands may include those for accommodating permanent pump stations or lift stations.

All Subdivisions in the City are subject to the same uniform Servicing Agreement Fee with the following exceptions:

- Developments within the boundary of the Exempt Area, as in Map 1, are only subject to Servicing Agreement Fees (also on a per hectare basis) related to Administrative Services.
- Lands encompassed by the City's Global Transportation Hub, as in Map 1, are subject to levies and fees unique to this area.
- SAFs / Development Levies are not applied to lands that were already subject to either SAFs or Development Levies through a prior agreement, unless in the opinion of the General Manager, the City will be required to provide additional services as a result of the Subdivision proposal.

Map 1

City of Regina Servicing Agreement Fees and Development Levy Exempt Area



Delegated Authority

Council has delegated authority to the General Manager to:

- Determine which capital projects are included in the rate;
- Determine an appropriate Funding Split for projects in accordance with Appendix A, including unique Funding Splits for those projects that do not meet the criteria described in the Appendix; and
- Develop and manage Administrative procedures to implement this Policy

Policy Review

This Policy is to be reviewed generally once every two years and at least once every five years. It may also be reviewed upon request by Council or as related policies are updated.

The Policy Review will include:

- consultation with RRHBA;
- consideration of changes in the OCP;
- consideration of other policy changes; and
- a report to Council

SAF Rate / Development Levy Review

The proposed SAF rate is presented annually to Council. Once approved, the SAF rate applies to Servicing Agreements and Development Levies executed from January 1st to December 31st of the following year.

The SAF Rate Review will include:

- consultation with RRHBA;
- determination of development rate for the purpose of establishing the Capital Projects list and developable area;
- population projections for the purpose of calculating appropriate funding splits;
- adjustment, addition, and removal of Capital Projects projected over the appropriate time horizon; and
- annual indexing provided by an independent third party

Appendix A

Servicing Agreement Fees Funding Criteria

Appendix A – Servicing Agreement Fee Funding Criteria

Note: Any references in this Appendix to Service Agreement Fee (SAF) funding also mean the Development Levy collected within the fund and to be used jointly for the same projects.

The purpose of this Appendix is to define criteria for how projects in the SAF Model will be funded. The goal is to have general calculations for funding splits that allow for changes in the Stage of development with consistency and ease of administration. For projects that provide benefit to development areas but that do not directly fall into any one particular criterion, the General Manager may calculate an appropriate funding split based on the principles contained within this Appendix.

This Appendix includes a table summary of the funding splits.

Additional Definitions (for the purposes of Appendix A)

Master Plan:

Refers to a plan or strategy that is used to provide the City with direction for the management or implementation of a category of capital project infrastructure. Examples include Transportation Master Plan or Recreation Facilities Strategy.

Municipal Level Facilities, Infrastructure or Projects:

Refers to facilities or infrastructure or projects where costs have been allocated over the entire forecast population of an OCP growth scenario Stage build-out including existing residents to reflect the broader service benefits for the entire community. These include interchanges, waste water treatment plant, and major park or recreation facility.

Permanent Facilities or Infrastructure:

Refers to facility or infrastructure required for the servicing of a development that will be part of the SAF Capital Project list, which the General Manager expects to be in service for its complete life cycle.

Regional (Facilities, Infrastructure or specific works named):

Refers to facilities or infrastructure that service the needs of a multi-phase Subdivision or Subdivisions as warranted through a City Master Plan or sector level study.

Temporary or Interim (Facilities, Infrastructure or specific works named):

Means a facility or infrastructure that services one or more Subdivisions, the full responsibility of the Developer to fund, when any of the following conditions exist:

- not compatible with the Regional servicing concepts identified in the concept/sector plans; and/or
- required to support development which is not designed or constructed in a contiguous manner; and/or

- not compatible with, or less cost-effective than, infrastructure projects identified within the planning horizon of the existing servicing agreement fee model; and/or
- it will be removed or abandoned at some point before the developed area is completed.

Trunk Watermain:

Refers to primary distribution network mains of any size with no service connection permitted.

Trunk Sanitary Sewer:

Refers to primary collection network sewer trunks of any size with no service connection permitted.

Trunk Storm Sewers:

Refers to primary collection network storm sewer trunks of any size with no service connection permitted.

General

Projects and portions of projects funded through SAFs will meet one of two key criteria:

- 1.) The project is required as a direct result of new development in the City located outside the Exempt Area; or
- 2.) New development areas located outside the Exempt Area will benefit from the project.

Grants and contributions will be deducted from the cost of an approved SAF project with fee calculations applicable to the net.

Projects and costs are based on the best information available during the rate review and are subject to change during future rate reviews as more information becomes available or as the City develops.

Projects related solely to the development of the Global Transportation Hub (GTH) are excluded from the SAF Model. Projects related to the GTH that provide benefit in accordance with the general criteria above are eligible for SAF funding as determined by the General Manager.

Services not SAF Funded

Services not provided through SAF funding and that are direct Developer responsibility which are not addressed elsewhere in this Appendix include, but are not limited to:

- Infrastructure services as required through a Servicing Agreement for work internal to a Subdivision related to streets, roads, grading and utilities to be provided, constructed or installed by a Developer of an approved Subdivision;
- Landscaping services as required through a Servicing Agreement for work internal to a Subdivision related to parks and landscaping and/or irrigation of public lands, such as Municipal Reserve, Environmental Reserve, Buffer Strips, Floodway Fringe Areas, to be provided, constructed or installed by the Developer of an approved Subdivision;
- Local and collector roads including intersection/entrance ways to a Subdivision;
- Any Temporary Infrastructure in the development;
- Neighbourhood Level Parks and Recreation works which are internal to Subdivision (as described in “Neighbourhood Level Parks and Recreation Infrastructure”);
- Residential tree planting costs;
- Facility upgrades for lifecycle purposes;
- Incremental cost of upgrading a dry bottom facility to wet bottom; and
- Where a Developer requests a modification to an arterial roadway, to provide site access not required specifically to service the Subdivision, the incremental costs will be 100% funded by the Developer. This would include the provision of a left turn access or egress as may be approved by the General Manager.

Municipal Level Infrastructure

A facility or infrastructure is considered Municipal where it serves the City as a whole. The City funded portion of municipal level projects will be based on a ratio of the population at beginning of a Stage and projected population at full build-out of the Stage. The remainder will be funded by SAF Reserve.

$$SAF \text{ Portion} = (y-x) / y$$

$$City \text{ Portion} = x / y$$

Where,

x = population at start of growth scenario, and

y = population projected at end of growth scenario.

The projected population at the end of the Stage is subject to change depending on policy changes affecting density or actual density experienced.

A change in the Funding Split for the next Stage is initiated at the issuance of the first Servicing Agreement issued in the new Stage. For example, based on the current OCP Stage 1, the funding split is 185K/225K for a calculation of 82% City funding and 18%

SAF funding. Once a Developer enters into a Servicing Agreement for land in Stage 2, the Funding Split for all Municipal level projects will change to 225K/300K or 75% City and 25% SAF.

Sewer, Water & Drainage Funding

Major Projects or Improvements

These projects are municipal level projects to be funded as described in “Municipal Level Infrastructure”.

Examples of projects in this category include water or wastewater treatment plant upgrades or major McCarthy Pump Station or force main improvements.

Trunk mains

Trunk mains installed to provide service to new developments have no benefit to existing areas of the City. Services provided through trunks of the following sizes are 100% funded through SAFs.

- a.) sanitary trunk sewer > 300mm diameter;
- b.) storm trunk sewer > 1350mm diameter; and
- c.) trunk water main > 250mm diameter.

Any sanitary, storm or water main of any size that contains a service connection is not considered a trunk and will not be 100% funded through SAFs.

Oversize Rebate for Sewer and Water

Sanitary or water mains that are oversized for the purpose of providing service to a subsequent Subdivision contained within a different concept plan are eligible for oversized rebates. This is to ensure that one Developer is not directly subsidizing the costs of another Developer through the provision of underground infrastructure made larger for the sole benefit of a different Developer. Storm sewers are not eligible for oversized funding as the sizing of storm sewers is based on allowable release rates, which would not be oversized for subsequent development.

The General Manager must give prior approval for oversizing. Oversize rebates will be based on actual costs for a project. The oversizing may be requested by the City as a cost effective method for future network servicing requirements in the new development area beyond the current SAF Model time horizon. The rebate portion is the difference of cost to construct to SAF trunk main diameters and requested oversize. The contingency for oversize will remain as in SAF Model, with adjustment for construction inflation.

Storm Detention Facilities

Project costs eligible for SAF funding are earthen excavation, haul to a location within the Subdivision, coarse grass seeding, and the storm sewer from the detention facility to the outlet water body or downstream storm main. Placement and compaction of excavated material and additional landscaping is to be funded directly by the Developer.

Regional storm detention ponds are required to hold 100% of a 1:100 year return storm. Regional detention ponds are paid for 100% SAF to a dry pond construction level only and the Developer pays any additional costs for a wet bottom detention pond.

Pump/Lift Stations

Regional pump stations, lift stations and storage facilities for storm or sanitary sewer are 100% funded through SAF. Accordingly, if infrastructure is considered Permanent Infrastructure or funded by SAF, the supporting infrastructure is also to be considered Permanent Infrastructure. For example, a forcemain required to support a Permanent pump station is considered Permanent Infrastructure.

Studies

City-wide studies which are intended to provide analysis or solutions to infrastructure impacting the entire City, including new growth areas, will be funded as described in "Municipal Level Infrastructure".

Sector level studies which are intended to provide analysis or solutions to infrastructure demands impacting only future growth areas will be funded 100% through SAFs.

Studies or designs related to specific infrastructure projects will be funded at the same rate as the construction of the infrastructure.

Roads and Related Funding

Interchanges

Interchanges are municipal level projects to be funded as described in "Municipal Level Infrastructure".

New Arterial Roadways External to Subdivision including Streetscaping and Pathways

Roadways are classified according to the classification system in Chapter 1.3 of the “Geometric Design Guide for Canadian Roads”, Transportation Association of Canada, 1999. Roadways classification is a function of various factors including land use, service function, traffic volumes, speed, and access/connections. Roadways classified as arterial, freeway, or expressway primarily provide for the movement of through traffic and are therefore considered to provide benefits outside the development area.

New roadways classified by the City as arterial or higher, which are external to a plan of Subdivision, are eligible for SAF Funding. The SAF portion of funding is a function of the roadway location.

New development locations are those that, at the onset of an OCP development Stage, do not contain any urban development. In these locations, it is expected that on average 5% of the traffic on these roadways be generated by residents who lived in areas that existed at the beginning of the new development Stage. The remaining 95% of traffic would be from new growth areas. Therefore, for eligible roadways in this location, the funding will be:

1. New Development Area External to the Subdivision Plan

$$SAF \text{ Portion} = 95\% * COST$$

$$City \text{ Portion} = 5\% * COST$$

Where, COST = Capital Cost less grants or other contributions

Mid-suburban locations are those that have development on both sides of the proposed roadway but are outside the Exempt Area. The 5% City contribution as described in new developments would also apply in this area for the same reason. In addition, it is expected that a portion of the infill development not subject to paying SAFs would be using these roadways. As such, an additional 10% of the Capital Costs of these roadways is to be excluded from SAF funding according to the following:

2. Mid Suburban Area External to the Subdivision Plan

$$SAF \text{ Portion} = 85\% * COST$$

$$City \text{ Portion} = 15\% * COST$$

Where, COST = Capital Cost less grants or other contributions

For projects located within the Exempt Area, the majority of roadway projects will be required primarily for development of new areas outside the Exempt Area. Therefore, even in the Exempt Areas, the majority of costs associated with roadway projects are attributable to SAFs. SAFs, however, should not fund that portion of a project that is expected to benefit the infill population.

As such, growth related benefits to the Exempt Area are deducted from SAF Capital Costs to reflect incremental infill growth. For each Stage, there is a target population of infill development. The infill (Exempt Area) portion of the target can be divided by the total growth projection to determine the benefit (as a percentage) to be deducted from the Capital Costs. Based on this principle, new roadway projects in the Exempt Area will be funded as follows:

3. Exempt Area External to the Subdivision Plan

$$SAF \text{ Portion} = 100\% - (x/y)\% * COST$$

$$City \text{ Portion} = (x/y)\% * COST$$

Where, *COST* = Capital Cost less grants or other contributions

x = new population target inside Exempt Area during growth Stage

y = new population target outside Exempt Area during growth Stage

Road Widening

Where there is a requirement for existing roadways to be widened, there is a benefit to the existing community reflected in the resurfacing of the existing roadway. The project results in extending the useful life of the existing infrastructure. This benefit is quantified, and deducted from the growth-related costs, based on a per kilometer cost for resurfacing a two to four lane roadway or for resurfacing a four to six lane roadway. Resurfacing may include 50% base reconstruction. In instances where only one lane is being added, half of the resurfacing amount is applied. These costs are updated annually by the Development Engineering Department based on City costing for road rehabilitation.

New Development Area:

$$4. \text{ SAF Portion} = 95\% * C - R$$

$$\text{City Portion} = 5\% * C + R$$

Or Else,

For Mid-suburban Area:

$$5. \text{ SAF Portion} = 85\% * C - R$$

$$\text{City Portion} = 15\% * C + R$$

For Exempt Area:

$$6. \text{ SAF Portion} = 100\% - (x/y)\% * C - R$$

$$\text{City Portion} = (x/y)\% * C - R$$

Where,

C = Total project cost, and

$R = \text{Base reconstruction and/or resurfacing costs per km} * \text{length of project}$

Arterial Roadways Internal to Subdivision

For arterial roads internal to plan of Subdivision, incremental cost from collector to arterial standard are included in the Servicing Agreement Fee. The Developer is directly responsible for collector-equivalent cost;

$$\text{Developer Portion} = c/a = 60\%$$

Where,

$c = \text{average cost of collector road construction, and}$
 $a = \text{average cost of arterial road construction.}$

The remaining incremental cost (40%) is split according to the Principles of Roadways external to Subdivision in the New Development Area:

$$7. \text{ SAF Portion} = 95\% * 40\% = 38\% \quad \text{City Portion} = 5\% * 40\% = 2\%$$

Intersections/Traffic Signals (required at time of intersection construction)

Roadway intersections will be funded as follows:

- New arterial external to Subdivision connecting to existing arterial – according to Formula 1)
- New arterial internal to Subdivision connecting to existing arterial – according to Formula 7)
- New collector roadway (only occurs internal to Subdivisions) – 100% Developer

Where two new roadways intersect with an existing roadway and the two new intersecting roadways have different roadway classifications, the Capital Cost funding splits will be based on whether the traffic movement is required to complete that leg of the intersection. For instance, a left turn lane will be funded at the same rate as the roadway to which it provides access. Where the intersection requires work in a median, the median work will be funded according to the project that is constructed first. If both legs are constructed at once, half of the median work will be funded according to one of the new roadways and the other half of the median will be funded according to the other of the new roadways.

Traffic Signals

Some traffic signals are not constructed until warranted. Warrants indicate that traffic signals are required due to increased traffic volumes. It is assumed that the majority of new traffic causing the need for signals will be generated by new development areas. As such, new traffic signals will be 95% SAF funded. This does not apply to signals

required as a result of a specific site development as determined by the General Manager through a Site Impact Traffic Study or those internal to subdivision that are identified as required at the outset as a result of a Transportation Impact Study associated with a Concept Plan.

Gravel Road Upgrades

Gravel road upgrades will be based on actual costs for those projects with General Manager prior approval. Generally gravel roads become the responsibility of the City through annexation in support of City development. As such, the funding for gravel road grading, gravelling or upgrading to an all weather dust-free surface as required, in advance of complete reconstruction to an urban standard roadway, will be in accordance with the roadway formula for New Development Area External to the Subdivision Plan, which is 95% funded through SAFs.

Studies

City-wide studies, such as the Transportation Master Plan, which are intended to provide analysis or solutions to infrastructure impacting the entire City, including new growth areas, will be funded as described in “Municipal Level Infrastructure”.

Sector level studies which are intended to provide analysis or solutions to infrastructure requirements are undertaken only as a result of development and will be funded 100% through SAFs.

Studies or designs related to specific infrastructure projects will be funded at the same rate as the construction of the infrastructure.

Parks & Recreation Funding

Major Park or Recreation Facilities

Major park and recreation facilities are those that are expected to be utilized by citizens from throughout the entire City. They include a city team athletic field, a centrally located Sportsplex, major downtown park or festival space.

These projects are municipal level projects to be funded as described in “Municipal Level Infrastructure”.

Zone Level Parks and Recreation Infrastructure

Zone level projects service a larger area generally encompassing several Subdivisions. Currently, there are five zones in the City of Regina. Zone level projects are large in scope and are required as a result of growth and new program concepts. The funding split will be determined on a case by case basis based on the existing population

benefitting from the improvement at the conception of the project idea and the ultimate future population projected to benefit from the improvement.

Where the project adds more capacity to an asset that already exists in the zone, and the benefitting populations are undetermined, the default funding is 75% SAF. This is because it is assumed that for most projects that add more of an existing function, the project is only occurring because of new growth but that a portion of the existing population will benefit from the new asset as well. Where a project is occurring that provides a new service to a zone, it is generally expected to serve the entire zone equally, and the formula will apply. A default value in this case would be 25% SAF.

$$SAF \text{ Portion} = n/b$$

$$City \text{ Portion} = (b-n) / b$$

Where,

n = new growth benefitting population, and

b = total benefitting population, existing and new.

Neighbourhood Level Parks, Pathways, Recreation Infrastructure and Streetscaping

Neighbourhood level projects are smaller parks, pathways or recreation infrastructure that are external to Subdivision and service only a small number of newer neighbourhoods outside the Exempt Area or are special purpose recreation facilities (i.e. an outdoor skate facility) in new areas that would not be installed in typical Subdivisions. The funding split for these projects is;

100% SAF for parks, recreation infrastructure and pathways not adjacent to arterial roadways, as these projects are installed as a direct result of new development for the sole benefit of those Subdivisions.

95% SAF for pathways and streetscaping within New Development Areas along arterial roadways as per the principals of Formula (1).

85% SAF for pathways and streetscaping within Mid-Suburban Areas along arterial roadways as per the principals of Formula (2).

Neighbourhood level parks, pathways, recreational infrastructure and streetscaping which are internal to Subdivision are;

not eligible for SAF Funding and are to be 100% Developer funded, unless;

pathways or streetscaping internal to subdivision is adjacent to arterial roadways or a regional drainage channel, where the project is eligible for 38% SAF funding as per the principals of arterial roadways internal to subdivision and Formula (7).

Studies

City-wide studies which are intended to provide analysis or solutions to infrastructure impacting the entire City, including new growth areas, will be funded as described in "Municipal Level Infrastructure".

Sector level studies which are intended to provide analysis or solutions to infrastructure demands impacting certain City zones will be funded 75% through SAFs, or as per the zone level projects funding split.

Studies or designs related to specific infrastructure projects will be funded at the same rate as the construction of the infrastructure.

Administrative Services

The Administrative Services fees will be used to fund:

- Staff operating and capital expenses to administer the collection and accounting of the Servicing Agreement Fees
- Annual review of calculation of SAF rates
- Administration of Servicing Agreements
- Major reviews of this Policy

The Administrative Services Fees will be adjusted in accordance with the higher of (1) the annual rate increase for the Collective Agreement between Regina Outside City Workers', Local 21 and the City for the same calendar year of the rate being determined or (2) the Canada Consumer Price Index percentage change for Regina during the calendar year prior to the year the review is undertaken as provided by Statistics Canada for "All Items" used in the calculation of the index.

Sanitizing Agreement Fee - Funding Criteria Chart

Project	Funding Criteria	Calculation of Funding Split	SAF %	Comments
Sanitary Sewer				
1. Sanitary Trunk Sewer	> 300mm		100%	<ul style="list-style-type: none"> • No Service Connections Permitted
2. Over size Domestic Mains	> 300mm			<ul style="list-style-type: none"> • Contribution rate based on size of mains. SAF pays 100% of the incremental cost between what the Developer would have paid if sized solely for the current Concept Plan area development and what was actually paid to accommodate development beyond the current Concept Plan area.
Storm Sewer				
3. Sanitary Pump/Lift Stations	Regional/Permanent		100%	
4. Sanitary Storage Facilities	Regional/Permanent		100%	
5. Storm Trunk Sewer	> 1350mm		100%	<ul style="list-style-type: none"> • No Service Connections Permitted
6. Storm Lift Stations	Regional/Permanent		100%	
7. Detention Ponds (dry)	Regional/Permanent		100%	

Project	Funding Criteria	Calculation of Funding Split	SAF %	Comments
8. Detention Ponds (wet)	Regional/Permanent	SAF Funding = Detention Ponds (dry) equivalent		<ul style="list-style-type: none"> Wet bottom detention ponds are 100% funded, by SAF, up to a dry bottom pond cost equivalent. Wet pond aspects are direct Developer costs.
9. Storm Channels – New or Upgrade			100%	<ul style="list-style-type: none"> Upgrade applies where a storm channel is upgraded due to development adjacent to the storm channel and/or completes a storm channel that is required due to development. It does not apply to rehabilitation (ie dredging or landscaping) of existing channels required as maintenance.
10. Detention/Retention Pond Outlet Sewer	Regional/Permanent	SAF Funding = Cost for flow for 1:100 year detention		<ul style="list-style-type: none"> Oversizing of outlet sewer is not permitted.
Water				
11. Trunk Water Mains	> 250mm		100%	<ul style="list-style-type: none"> No Service Connections Permitted

Project	Funding Criteria	Calculation of Funding Split	SAF %	Comments
12. Over size Water Mains	> 250mm			<ul style="list-style-type: none"> Contribution rate based on size of mains. SAF pays 100% of the incremental cost between what the Developer would have paid if sized solely for the current Concept Plan area development and what was actually paid to accommodate development beyond the current Concept Plan area.
Sewer and Water Facilities				
13. Major Sewer and Water (e.g. Wastewater Treatment Plant)	Municipal	SAF Portion = $(y-x) / y$ City Portion = x / y Where, x = population at start of growth scenario, and y = population projected at end of growth scenario	Stage 1 Growth Scenario 18% Stage 2 Growth Scenario 25%	<ul style="list-style-type: none"> Based on population share of benefit Stage 2 Growth Scenario funding split will apply upon execution of first Servicing Agreement within the Stage 2 development area.
Studies				
14. Studies and Plans (e.g. Drainage Master Plan, Sector Studies, and Servicing Design)	Sewage/Drainage/Water Criteria for Servicing of New Land Development		100%	

Roadways and Related	Funding Criteria	Calculation of Funding Split	SAF %	Comments
1. Arterial Roads (external to plan of subdivision)	Within New Development Areas	SAF Portion = 95% * COST City Portion = 5% * COST Where, COST = Capital cost less grants or other contributions	95%	<ul style="list-style-type: none"> It is expected that on average 5% of the traffic on these roadways be generated by residents who lived in areas that existed at the beginning of the development Stage. The remaining 95% of traffic would be from new growth areas.
	Within Mid Suburban Areas	SAF Portion = 85% * COST City Portion = 15% * COST Where, COST = Capital cost less grants or other contributions	85%	<ul style="list-style-type: none"> The 5% City contribution as described in new developments would also apply in this area for the same reason. In addition, it is expected that a portion of the infill development not subject to paying SAF would be using these roadways. As such, an additional 10% of the capital costs of these roadways is to be excluded from SAF funding.
	Within Exempt Areas	SAF Portion = 100% - (x/y)% *	Stage 1 Growth	<ul style="list-style-type: none"> The infill (exempt area) portion of the target can be divided by the total growth

			<p>City Portion = $(x/y)\% * \text{COST}$</p> <p>Where, COST = Capital cost less grants or other contributions</p> <p>x = new population target inside exempt area during growth Stage</p> <p>y = new population target outside exempt area during growth Stage</p>	Scenario 85%	<p>projection to determine the benefit (as a percentage) to be deducted from the capital costs.</p> <p>(ie 6,000 infill target divided by 40,000 total population increase anticipated in Stage 1)</p>
Project	Funding Criteria	Calculation of Funding Split	SAF %	Comments	
2. Arterial Roads (internal to plan of subdivision)	Classified as arterial roadway through Concept Plan approval	<p>Developer Portion = $c/a = 60\%$</p> <p>Where,</p> <p>c = average cost of collector road construction, and</p> <p>a = average cost of arterial road construction.</p> <p>The remaining incremental cost (40%) is split according to the principles of Roadways external to Subdivision:</p> <p>SAF Portion = $95\% * 40\% = 38\%$</p> <p>City Portion = $5\% * 40\% = 2\%$</p>	38%	<ul style="list-style-type: none"> Developer directly responsible for collector equivalent at 60%. Incremental cost from collector to arterial standard included in the fee. This incremental cost is split according to the formula used for arterial roadway external to subdivision in new growth areas, 	
3. Intersection/entrance ways to subdivisions (Arterial to Arterial)	Classified as arterial roadway through Concept Plan approval		38%	<ul style="list-style-type: none"> Follows funding guidelines in accordance with arterial roadways internal to subdivision. 	

Project	Funding Criteria	Calculation of Funding Split	SAF %	Comments
4. Intersection (external to plan of subdivision)	As required by traffic volume capacity		95%	<ul style="list-style-type: none"> Follows funding guidelines in accordance with arterial roadways external to subdivision.
5. New Traffic Signals	Arterial to Arterial, one external to subdivision, warranted at time of development		38%	<ul style="list-style-type: none"> Follows funding guidelines in accordance with arterial roadways internal to subdivision.
6. New Traffic Signals	Arterial to Arterial, both internal to subdivision, warranted at time of development		0%	<ul style="list-style-type: none"> 100% developer funded Also applies to private access roads which require signals.
7. New Traffic Signals	Collector to Arterial, warranted at time of development		0%	<ul style="list-style-type: none"> 100% developer funded Also applies to private access roads which require signals.
8. New Traffic Signals	Arterial to Arterial, not warranted at time of development		95%	<ul style="list-style-type: none"> Traffic signals installed when warranted as per City Traffic Control Warrant Policies.
9. New Traffic Signals	Collector to Arterial, not warranted at time of development		95%	<ul style="list-style-type: none"> Traffic signals installed when warranted as per City Traffic Control Warrant Policies.

Project	Funding Criteria	Calculation of Funding Split	SAF %	Comments
10. Interchanges	Municipal	$\text{SAF Portion} = (y-x) / y$ $\text{City Portion} = x / y$ <p>Where, x = population at start of growth scenario, and y = population projected at end of growth scenario</p>	Stage 1 Growth Scenario 18% Stage 2 Growth Scenario 25%	<ul style="list-style-type: none"> Based on population share of benefit.
11. Road widening projects	As required by traffic volume capacity	<p>New Development Area: $\text{SAF Portion} = 95\% * C - R$ $\text{City Portion} = 5\% * C + R$</p> <p>Or Else, $\text{SAF Portion} = 85\% * C - R$ $\text{City Portion} = 15\% * C + R$</p> <p>Where, C = Total project cost, and R = Resurfacing costs per km length of project</p>		<ul style="list-style-type: none"> Follows funding guidelines in accordance with arterial roadways external to subdivision. Repaving of existing lanes is excluded from SAF funding.
12. Gravel Road Upgrades	For gravel roads acquired through annexation		95%	<ul style="list-style-type: none"> Includes upgrading to an all weather dust-free surface. Land is annexed for the purpose of development. 5% of the funding is for that traffic that may have been

				<p>using the gravel roadway in advance of annexation.</p>
<p>13. Studies</p>	<p>Citywide (ie Transportation Master Plan)</p>	<p>SAF Portion = $(y-x) / y$ City Portion = x / y Where, x = population at start of growth scenario, and y = population projected at end of growth scenario</p>	<p>Stage 1 Growth Scenario 18% Stage 2 Growth Scenario 25%</p>	<ul style="list-style-type: none"> • These are considered to be municipal level projects.
	<p>Sector Level Studies</p>		<p>100%</p>	<ul style="list-style-type: none"> • Sector level studies which are intended to provide analysis or solution to infrastructure requirements are undertaken as a result of development.
	<p>Project Level Studies</p>		<p>Varies</p>	<ul style="list-style-type: none"> • Funding percentage based on the capital project calculation.

Parks and Recreation	Funding Criteria	Calculation of Funding Split	SAF %	Comments
<p>1. Zone Level Parks & Facilities</p>	<p>Serves a New Development Area, (but maybe located in either a New Development or Existing Area)</p>	<p>SAF Portion = $\frac{n}{b}$ City Portion = $\frac{(b-n)}{b}$ Where, n = new growth benefiting population, and b = total benefiting population</p>	<p>See Comments</p>	<ul style="list-style-type: none"> • Zone level projects service an area larger generally encompassing several subdivisions. These projects are larger in scope and are required as a result of growth and new program concepts. • Where the project adds more of an existing asset, and the benefiting populations are undetermined, the default funding is 75% SAF. This is because it is assumed that for most projects, the project is only occurring because of new growth but that a portion of the existing population will benefit from the new asset. • Where a project is proceeding that provides a new service to a zone, it is generally expected to serve the entire zone equally, and the formula will apply. The default value for this scenario is 25% SAF.

<p>2. Municipal Level Projects (Additions, New Facilities or Park)</p>	<p>Municipal</p>	<p>SAF Portion = $(y-x) / y$ City Portion = x / y Where, x = population at start of growth scenario, and y = population projected at end of growth scenario</p>	<p>Stage 1 Growth Scenario 18% Stage 2 Growth Scenario 25%</p>	<ul style="list-style-type: none"> Based on population share of benefit. Stage 2 Growth Scenario funding split will apply upon execution of first Servicing Agreement within the Stage 2 development area.
<p>3. Neighbourhood Streetscaping and Pathways (internal to subdivision)</p>	<p>Adjacent to arterial roadway or regional drainage channel</p>		<p>38%</p>	<ul style="list-style-type: none"> Follows funding guidelines in accordance with arterial roadways internal to subdivision.
<p>4. Neighbourhood Streetscaping and Pathways (external to subdivision)</p>	<p>Within New Development Areas</p>		<p>95%</p>	<ul style="list-style-type: none"> Follows funding guidelines in accordance with arterial roadways external to subdivision.
	<p>Within Mid Suburban Areas</p>		<p>85%</p>	<ul style="list-style-type: none"> Follows funding guidelines in accordance with arterial roadways external to subdivision.
<p>5. Studies</p>	<p>Include evaluation of needs associated with new development</p>	<p>Same as the project levels described above i.e. Zone Level is Population Growth Based Municipal Level is; Stage 1 Growth Scenario 18% Stage 2 Growth Scenario 25%</p>	<p>Varies</p>	

Schedule "C"

Amount of Development Levy

- 1 A person who applies for a development permit or a building permit for a proposed development in accordance with section 6 of this Bylaw on or after September 1, 2011 shall pay a development levy based on the following formula:

Net Development Area (per hectare) x \$232,164.00 = Total Development Levy

as per the Application of Fees as described in the Administration of Servicing Agreement Fees & Development Levies policy.

- 2 A person who applies for a development permit or a building permit for a proposed development in accordance with section 6 of this Bylaw on or after January 1, 2012 shall pay a development levy based on the following formula:

Net Development Area (per hectare) x \$238,946.00 = Total Development Levy

as per the Application of Fees as described in the Administration of Servicing Agreement Fees & Development Levies policy.

Schedule "D"**Administration of Servicing Agreements and Development Levy Agreements Policy****Purpose**

To provide for the orderly administration of servicing agreements for approved subdivisions and development levy agreements for approved non-subdivided development by the adoption of standards and policies addressing security for performance of developers' covenants, the remittance of Servicing Agreement Fees or Development Levies in installments.

Scope

This policy generally applies to both Servicing Agreements and Development Levy Agreements. It is noted in circumstances where statements apply to one type of agreement and not the other.

Authority

Adopted by resolution of City Council, December 16, 1996, Report CR96-311
Revised by Resolution of City Council, March 24, 1997, Report CR97-81
Revised by Resolution of City Council, August 22, 2011
The Planning and Development Act, 2007

Contact

For more information please contact:

Infrastructure Development Branch
Development Engineering Department
Planning and Development Division
P.O. Box 1790
Regina, Saskatchewan
S4P 3C8
Tel: 777-7963

Definitions**Council:**

Means the council of the City of Regina, acting for the purposes of *The Planning and Development Act, 2007* as a municipality or an approving authority.

Developer:

Means an applicant for subdivision approval who is required to enter into a Servicing Agreement pursuant to section 172 of *The Planning and Development Act, 2007*; or an applicant for a development permit or building permit who is required to enter into a Development Levy Agreement pursuant to the City's *Development Levy Bylaw, 2011* and section 171 of *The Planning and Development Act, 2007*.

Servicing Agreement:

Refers to the form of Servicing Agreement, including Standard Conditions, adopted by the Council from time to time, and referred to in Administrative Reports respecting subdivision or development applications as the City's "Standard Servicing Agreement"; all subject to such changes as circumstances of subdivision or development applications require and as may be approved or directed by Council.

Development Levy Agreement:

Refers to the form of Development Levy Agreement, including Standard Conditions, adopted by the Council from time to time, and referred to in Administrative Reports respecting development applications as the City's "Standard Development Levy Agreement"; all subject to such changes as circumstances of development applications require and as may be approved or directed by Council.

Servicing Agreement Fees / Development Levies:

Refers to the charges or levies adopted by Council from time to time pursuant to Part VIII of the *Planning and Development Act, 2007*.

Infrastructure Work:

Has the meaning ascribed in the Servicing Agreement and Development Levy Agreement and is generally intended to refer to work or services related to streets, roads, grading and utilities to be provided, constructed or installed by a developer of an approved subdivision, excluding Landscaping Work.

Landscaping Work:

Has the meaning ascribed in the Servicing Agreement and Development Levy Agreement and is generally intended to refer to work or services related to the establishment of parks and landscaping and/or irrigation of public lands such as Municipal Reserve, Environmental Reserve, Buffer Strips, Floodway Fringe Areas to be provided, constructed or installed by a developer of an approved subdivision, excluding Infrastructure Work.

P&D Act:

Means *The Planning and Development Act, 2007*

Phase(s) or Phased Development:

Refers to the registration and development of a portion only of an approved subdivision.

Policy Statement

The General Manager of Planning and Development is authorized to prepare Servicing Agreements / Development Levy Agreements and arrange for the execution of same by the City Clerk, and thereafter administer Servicing Agreements / Development Levy Agreements, in accordance with the policies and procedures set forth in this Policy.

Part A – Financial Assurances for Completion of Work

Upon entering into Servicing Agreements, the General Manager of Planning and Development shall obtain securities in an approved form in the amount of 50% of the total estimated cost of the aggregate of Infrastructure Work and Landscaping Work.

The security may be varied upon the completion of Infrastructure Work and the issuance of a Completion Certificate to such effect, to an amount equalling:

10% of the total estimated cost of Infrastructure Work; plus 50% of the total estimated cost of all remaining Parks and Landscaping Work;

provided that the amount of the security varied in accordance with this clause shall not exceed the original amount of security provided at the time of entering into the servicing agreement, nor shall the security be reduced to an amount less than the aggregate of 10% of the total cost of infrastructure work and 10% of the total cost of parks and landscaping work.

Upon completion of Landscaping Work and the issuance of a Completion Certificate to such effect, the security may be further reduced to;

10% of the total estimated cost of Infrastructure Work; plus 10% of the total estimated cost of Park and Landscaping Work.

Upon receipt of the Final Acceptance Certificate of the Infrastructure Work, the security may be further reduced to:

10% of the total estimated cost of Park and Landscaping Work;

provided that a Completion Certificate for the Landscaping work has been issued. If a Completion Certificate for the Landscaping work has not been issued, the security shall remain at the aggregate of 10% of the total estimated cost of the Infrastructure Work plus the initial 50% of the estimated cost of all Parks and Landscaping work. This security

shall be maintained until a Completion Certificate for the Landscaping work has been issued.

Upon receipt of the Final Acceptance Certificate of the Landscaping Work, the security may be released in its entirety provided that a Final Acceptance Certificate of the Infrastructure Work has been issued.

The provisions of this Part A apply to all Servicing Agreements unless the Council provides different terms in its resolution approving the relevant subdivision application or development.

Part B – Payment of Servicing Agreement Fees

In this Part B, the following words and phrases shall have the meaning ascribed hereunder:

“Subdivision” means an overall subdivision as will have been shown in a concept plan submitted by the Developer for approval by the Council, and refers to the entire area as would be locally known as that named subdivision irrespective of approval of partial plans of subdivision or phased development thereof;

“Development Area” refers to the area shown for construction or development in schedules to a Servicing Agreement.

Servicing Agreements shall provide as follows in this Part B with regard to the payment of Servicing Agreement Fees in instalments.

Instalment payments on Servicing Agreement Fees will be accepted in Servicing Agreements having a Development Area of 2 or more hectares.

Instalments payments on Servicing Agreement Fees will be accepted in Servicing Agreements having a Development Area of less than 2 hectare to a limit of two Servicing Agreements per year per subdivision.

Instalments payments on Servicing Agreement Fees will be accepted in Servicing Agreements pertaining exclusively to a park having a Development Area of less than 2 hectares, to a limit of one Servicing Agreement per year per subdivision. This provision is in addition to the two Servicing Agreements per year described in the immediately preceding clause.

Notwithstanding the preceding clauses in this Part B, no instalment payments shall be allowed in any Servicing Agreement having a Development area of 0.75 hectares or less.

Instalment payments shall be as follows:

- (a) For Assessments in relation to Infrastructure

30% upon execution of the Servicing Agreement;

40% upon the earlier of the issuance of a Certificate of Completion for Infrastructure Work or 9 months from the date of the Servicing Agreement;

30% upon the earlier of the issuance of Final Acceptance Certificate for the Infrastructure Work or 18 months from the date of the Servicing Agreement.

(b) For Assessment in relation to Parks and Recreation Facilities

50% upon the earlier of the issuance of a Certificate of Completion for Landscaping Work or 12 months from the date of the Servicing Agreement;

50% upon the earlier of the issuance of Final Acceptance Certificate for the Landscaping Work or 24 months from the date of the Servicing Agreement.

Payment of the unremitted portion(s) of Servicing Agreement Fees shall at all times be secured by Letters of Credit in an approved form. The Letters of Credit may be reduced or surrendered, as the case may be, upon remittance by the Developer of an instalment on or payment of the balance of the Servicing Agreement Fees.

Part C – Payment of Development Levies

In this Part C, the following words and phrases shall have the meaning ascribed hereunder:

“Development Area” refers to the area shown for construction or development in schedules to a Development Levy Agreement

Development Levy Agreements shall provide as follows in this Part C with regard to the payment of Development Levies in instalments.

Instalment payments on Development Levies will be accepted in Development Levy Agreements having a Development Area of 2 or more hectares.

Notwithstanding the preceding clauses in this Part C, no instalment payments shall be allowed in any Development Levy Agreement having a Development area of 0.75 hectares or less.

Instalment payments shall be as follows:

30% upon execution of the Development Levy Agreement;

40% upon 9 months from the date of the Development Levy Agreement;

30% upon 18 months from the date of the Development Levy Agreement.

Payment of the unremitted portion(s) of Development Levies shall at all times be secured by Letters of Credit in an approved form. The Letters of Credit may be reduced or surrendered, as the case may be, upon remittance by the Developer of an instalment on or payment of the balance of the Development Levies.

Procedures

The General Manager of Planning and Development, when reviewing subdivision applications, shall attempt to identify aspects of the subdivision application which may require any departure from approved Servicing Agreement forms and policies. The intent of this requirement is to provide the council and its commissions, boards and committees with sufficient information to identify and adopt specific resolutions authorizing the departure from practices and procedures identified in this document.

Development Levy Agreements must be council approved as described in subsection 165(8) of *The Planning & Development Act, 2007*.

All Servicing Agreements and Development Levy Agreements shall be executed by the City Clerk, and one original executed copy thereof shall be maintained in the Office of the City Clerk. The City Clerk shall not execute any Servicing Agreement or Development Levy Agreement unless an original executed copy thereof has been approved as to form and content by the City Solicitor.

All Financial Securities taken under the terms of Servicing Agreements shall be deposited in the vault maintained by the Director of Finance.

The General Manager of Planning and Development shall, when retrieving original securities for reduction or return to the Developer or the issuing institution, provide the Director of Finance with a statement which identifies the payments received or the certificates issued by the General Manager which condition the release or the reduction of security, and which further identifies the accounts to which any payment shall be credited under the requirements of the P&D Act.

A Presentation
to Regina City Council
By
Eden Care Communities
Regina City Hall
August 22, 2012

Thank you, Your Worship, and thank you also to the rest of council and to the city administration for hearing our presentation today.

My name is Keith Scheinous and I am the President of Eden Care Communities, a non-profit housing corporation providing housing and other services to seniors and vulnerable families and adults here in the city of Regina.

Over the past several years we have been working with the city in a spirit of very fine cooperation, seeking a tax exemption for our property at 1100 Broadway Avenue (Milton Heights) to help us offset the loss of rental income while the building is under construction, and to reduce our operating costs once the building is up and running.

We are currently nearing completion of a total remediation of the building through a partnership with Sask Housing, CMHC, and Canada's Economic Action Plan.

This remediation has included the replacement of the entire mechanical system, the electrical system, and the exterior skin of the building, which was literally falling apart. We have also undertaken a total renovation of every unit in the building.

This work was not an "update" or cosmetic in nature. The building had reached its useful "end of life" and was no longer adequate for human habitation.

Through this partnership with various levels of government, these once "market rate" apartments are now being converted to 135 new affordable housing units and are being made available to low income, vulnerable adults and seniors.

That is 135 affordable housing units that DID NOT EXIST prior to the remediation. While these may not be new units – they are NEW as affordable housing.

Each resident will be income tested and preference will be given to the most vulnerable applicants with 31 units reserved specifically for low income seniors

and 7 accessible suites for physically challenged residents. We are also committing at least 8 suites to adults with emotional and mental challenges.

In partnership with the Department of Social Services and the Regina Qu'Appelle Health region, we are also working on a project which will provide services to all our residents, regardless of their needs, through a single point of contact in the building. And, we will provide many of these services through facilities in the building.

We are grateful to the provincial and federal governments for partnering with us on this venture. And we are inviting our local municipal government to support us as well.

The anticipated revenue shortfalls while the remediation was taking place was based on approximately 33% vacancy rate through the construction.

The logistics of the project, which were beyond our ability to control or influence, has forced us to accept a greater than 50% vacancy rate. We estimate our revenue losses to be in excess of \$400,000.

We are a non-profit organization. This is not money that is being denied shareholders. This is not coming out of a profitable business.

This is money coming from existing reserves and our other operations. Money that is ear-marked to provide more safe and adequate housing to the people who need it the most.

While we have committed to maintain our rents at 10% below the average market rate as determined by CMHC, a savings of \$90,000 per year attained via a property tax exemption would allow us to potentially reduce our rents to a level even further below the market rate. As I have already stated we are a not for profit organization and as such our revenues are set in order to cover our operating costs.

In a recent report, dated August 2, the city administration once again recommended to deny our request for a tax exemption except for the 7 units on the main floor which were deemed to be an adaptive re-use of an existing building.

These are “accessible suites” designed for physically challenged residents and did not exist in this form prior to construction.

This report also suggested that these 7 main floor suites may also be eligible for funding from the Social Development Reserve for affordable housing developments.

Disappointingly, the report did not support a property tax exemption for the remaining 128 apartments nor did it suggest that they would be eligible for funding from the Social Development Reserve.

We are asking council to reconsider.

The report suggests that granting an exemption to this building would encourage other property owners to apply for updating or renovating existing rental units.

The important distinction is that upon the completion of our renovations these apartments are being converted to affordable “income tested” housing units; units that are desperately needed as rent continues to climb and vacancy rates hover near 0%.

We doubt that city council will be inundated with requests to convert market value units to affordable “income tested” units, just to access a tax break. These kinds of social housing projects are generally only undertaken through support and partnerships with government at all levels.

The report also states that “the Housing Incentives Program was not created to support the renovation of residential properties”. We believe that this misses the mark altogether.

One of the main purposes of the Housing Incentives Policy is “to support modest, affordable and accessible housing options”. We want to stress that this project is creating 135 NEW affordable housing units in the city which did not exist prior to the project being undertaken.

We believe that all 135 suites should be eligible for capital incentives funding from the Social Development Reserve which according to the city's Housing Incentives Policy (August 17, 2009) is for "affordable housing developments...."

This project is, at its heart, an affordable housing project.

In conclusion, your worship and members of council, we are asking for your help in this valuable social housing project.

You are not setting any undesirable precedents by positively responding to our request, rather, we are reaching out to our most vulnerable citizens and telling them there is a place for them in the "new Saskatchewan" and the "new Regina". And in my opinion, a positive response truly reflects the "heart" of Regina.

Thank you.

August 22, 2011

To: His Worship the Mayor
and Members of City Council

Re: Eden Care Communities – Milton Heights Inc.
Request for Admittance into Housing Incentive Program (HIP)
1100 Broadway Avenue, Wascana Addition

**RECOMMENDATION OF THE FINANCE AND ADMINISTRATION COMMITTEE
- AUGUST 2, 2011**

1. When the seven adaptive re-use units are constructed, Eden Care Communities can apply for a tax exemption for those seven units through the Housing Incentive Program.
2. That the request from Eden Care Communities for a property tax exemption of the original apartments located in the tower (all floors above the main floor) at 1100 Broadway Avenue be DENIED.

FINANCE AND ADMINISTRATION COMMITTEE – AUGUST 2, 2011

Jill Beatty, Craig Van Eyck and Brian Wonnick, representing Eden Care Communities, addressed the Committee.

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

Councillors: Louis Browne, Sharron Bryce, Michael Fougere, Terry Hincks and Wade Murray 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, 2011, considered the following report from the Administration:

RECOMMENDATION

1. When the seven adaptive re-use units are constructed, Eden Care Communities can apply for a tax exemption for those seven units through the Housing Incentive Program.
2. That the request from Eden Care Communities for a property tax exemption of the original apartments located in the tower (all floors above the main floor) at 1100 Broadway Avenue be DENIED.

CONCLUSION

Eden Care Communities (formerly the Regina Lutheran Care Society) has requested a property tax exemption for Milton Heights Apartments (formerly named Tower Gardens) located at 1100 Broadway Avenue. This request includes the 128 apartments originally created with the

construction of this building in 1956, and the seven proposed residential rental units located on the main floor for people with disabilities.

The Administration initiated a policy review of the Inner City Housing Stimulation Strategy (ICHSS) Policy in 2009 resulting in the creation of the Housing Incentive Program (HIP) policy. This new policy authorized property tax exemptions for the creation of new multiple unit rental developments. As a result, large-site developments with five or more rental units may qualify for a conditional property tax exemption. The subject property is located in Policy Area 3, where rental developments with five or more dwelling units may qualify for a property tax exemption of 90 percent for three years. The Administration would support a property tax exemption for the seven proposed residential rental units located on the main floor for people with disabilities.

The HIP does not support a property tax exemption for renovation of existing residential rental units. As a result, the policy does not support a property tax exemption for the remaining 128 apartments originally created with the construction of this building. Allowing the entire Milton Heights apartment building admittance into the HIP would set a precedent that would encourage other property owners to apply for updating or renovating rental units. The HIP was not designed to support the renovation of residential properties.

In addition to the tax incentive, the Eden Care Communities is encouraged to apply for the Affordable Housing Capital Contribution incentive provided from the Social Development Reserve for affordable housing developments. The creation of seven affordable units may qualify for a capital contribution of \$10,000 per unit.

BACKGROUND

City Council on March 12, 2007 considered report CR07-39 regarding a request for a property tax exemption for the property located at 1100 Broadway Avenue named Milton Heights Apartments. The report recommended that the request for a property tax exemption be denied. Council adopted the following resolutions:

- 1. Adopt the recommendation of the report to deny the exemption request,**
- 2. The report be referred to the Administration for further consideration in conjunction with the review of tax exemption policies that is scheduled to be completed this fall,**
- 3. The Administration assist the organization in identifying other avenues for seeking financial assistance.**

City Council considered a second request for a property tax exemption on November 8, 2008 in report CR08-163. The report recommended that the request for a property tax exemption be denied. Council adopted the following:

- 1. Adopt the recommendation of the report to deny the exemption request,**
- 2. That His Worship the Mayor, on behalf of City Council, refer this matter to the Provincial Minister of Social Services for immediate consideration on the advance of an affordable housing policy, with response back to the Council of the City of Regina by January 30, 2009,**
- 3. That Ms. Jill Beatty, CEO of Regina Lutheran Care Society, be advised of the above noted action,**

4. **That the subject request for tax exemption be referred to a future meeting of the Finance and Administration Committee, following completion of the tax exemption policy review and the Inner City Housing Stimulation Strategy policy review, if said request falls within the guidelines established by the reviews.**

Letters were received from the Eden Care Communities on November 9, 2010, February 3, 2011, and March 15, 2011 requesting the property tax exemption be re-considered. A letter was provided to the Eden Care Communities dated April 15, 2011 advising that their request for property tax exemption does not fall within the guidelines for existing programs. A further communication was received on May 10, 2011 requesting property tax exemption for seven new residential units and the existing 128 residential units created with the construction of the building. In this letter was a request to appear before Finance and Administration Committee and City Council to appeal for a property taxation exemption. On June 29, 2011 City Clerks received supplementary information dated June 1, 2011 created by de Lint and Edwards Architects outlining the condition of the building prior to renovation.

DISCUSSION

Eden Care Communities, Regina Lutheran Home, and Broadway Terrace are all non-profit charitable organizations. At the time of the first request in March of 2007, Tower Gardens Apartments Ltd. (now Milton Heights, Inc.) was not registered as a non-profit corporation. A letter dated November 5, 2008 advised that Tower Gardens Apartments Ltd. was converted to a non-share corporation on April 1, 2008, and the name changed to Milton Heights Inc.

Tower Gardens Apartments, Inc. was donated to the Eden Care Communities. The building was constructed in 1956, and due to insufficient maintenance over many years, was in need of significant repairs. Since assuming control of the building, the Eden Care Communities has been attempting to make Milton Heights Apartments a safe and secure place to live for seniors and others with lower income that may need minor assistance to remain independent. Eden Care Communities hopes that the building will eventually sustain itself, and will also show a modest profit that can be invested in the mission of the Care Community. They have obtained some funding for renovations using other holdings as security and are using volunteer labour, but have had difficulty finding the resources to fully renovate all of the apartments.

In 2009 after the requested exemption from the City was denied, the organization applied for, and received, significant financial support through the Province and Federal housing programs.

The estimated 2011 assessment and property taxes for 1100 Broadway Avenue are shown in the following table.

	<u>2011</u>
Assessment	<u>3,766,100</u>
Property Taxes:	
Municipal	\$49,311.76
School (net of Provincial Education Tax Credit)	35,815.60
Library	<u>5,399.26</u>
Total Taxes	<u>\$90,526.62</u>

With respect to the request for a property tax exemption the following points are noted:

1. Non-profit or charitable organizations or housing organizations are not exempt from property tax in Saskatchewan unless they are specifically exempted in *The Cities Act*, or through other legislation.
2. Milton Heights Apartments did not qualify under the former Inner City Housing Stimulation Strategy (ICHSS) policy. Under this policy, only new construction, and multi-unit residential developments of this size in the North Central and Heritage neighbourhoods were supported. In other areas, the program supported buildings with one to four units.

Under the newer HIP policy, a property tax exemption for developers constructing new rental housing developments is supported. As a result, large-site developments with five or more rental units may qualify for a conditional property tax exemption of 90 percent for three years.

3. There have been relatively few instances in recent history where the City provided tax exemptions for seniors housing. Prior to 2001, a portion of Regina Pioneer Village and Mutchmor Lodge and Hewitt Place owned by The United Church Housing Corporation of Regina were exempt from taxation pursuant to Section 44 of The Housing and Special Care Homes Act. When that legislation was changed in 2001, the properties became taxable. The City provided exemptions for these properties on a schedule that reduced the exemption from 100 percent to 0 percent over three and five year schedules. Those properties are now fully taxable. There is no basis to support a comprehensive property tax exemption to Milton Heights Inc.
4. At its meeting of January 24, 2005, City Council considered report CR05-01 and approved a five-year property tax exemption for a development at 50 Kleisinger Crescent, a development that was outside of the criteria for the former ICHSS.
5. The decision from 2007, to deny a property tax exemption for Milton Heights Apartments, was driven by the restrictions of the now decommissioned ICHSS policy.
6. Milton Heights is receiving financial assistance from the Province of Saskatchewan and the Federal Government.
7. The Canadian Community Investment Network Co-op (CCINC) does not fund capital improvements. While no application has been made to date, the Milton Heights request would likely not qualify for the CCINC program.

The purpose of the HIP is to encourage housing development that makes efficient use of established City infrastructure and helps build vibrant, sustainable and inclusive neighbourhoods. The eligibility requirement of this policy requires large-site housing developments with five or more dwelling units to be new construction or adaptive re-use of an existing building for the purpose of creating new residential units.

The Administration does not recommend a property tax exemption for Milton Heights Apartments be extended to include those apartment units that were constructed in 1956, currently under renovation. The HIP was not designed to assist applicants with residential renovations. Approval of the Milton Heights Apartments tax request, in its entirety, would set a precedent that

would encourage other property owner's to apply for tax exemptions in support of renovations, repairs and maintenance.

The Administration does recommend a property tax exemption for the seven proposed rental apartments consisting of two 2-bedroom units, two 1-bedroom units and three bachelor units to be located on the main floor of Milton Heights Apartments. Under the HIP, this exemption would qualify for a 90 percent property tax exemption for a period of three years.

Affordable Housing Capital Contribution

Given the information provided, this Administration believes that the seven proposed units for the main floor of Milton Heights Apartments may be eligible for the Affordable Housing Capital Contribution incentive provided from the Social Development Reserve for affordable housing developments. The creation of seven affordable units may qualify for a capital contribution of \$10,000 per unit. As a result, Eden Care Communities is encouraged to apply for capital funding.

RECOMMENDATION IMPLICATIONS

Financial Implications

The exemption of the seven proposed units is estimated to have an assessment value of \$246,600, which equates to annual taxation of \$10,728 with the City's share being \$6,083. Over the three year, 90 percent property tax exemption, the City's share amounts to a total of \$16,424.

An exemption for the existing 128 residential units, results in an estimated three year property tax exemption of \$244,421 with the City's share amounting to \$133,139.

Environmental Implications

None with regards to this report.

Strategic Implications

Granting Milton Heights Apartments a tax exemption for the entire building would set a precedent that would encourage other property owners to apply for tax exemptions in support of renovations, repairs and maintenance.

Other Implications

None with regards to this report.

Accessibility Implications

None with regards to this report.

COMMUNICATIONS

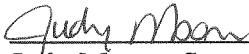
A copy of this report will be provided to Eden Care Communities, the Regina Library Board and the Public and Catholic School Boards.

DELEGATED AUTHORITY

This report must be forwarded to City Council.

Respectfully submitted,

FINANCE AND ADMINISTRATION COMMITTEE



Judy Moore, Secretary



May 10, 2011

Elaine Gohlke, Acting Secretary
Regina City Finance and Administration Committee
2476 Victoria Avenue
Regina SK
S4P 3C8

Dear Ms. Gohlke:

RE: Milton Heights Apartments
Request for Tax Exemption (CR07-39; FA08-45)

I am writing to request space on the agenda for the City Administration's Finance and Administration Committee meeting on June 7 or July 5, 2011. I wish to obtain tax abatement consideration for Milton Heights Apartments at 1100 Broadway Avenue. Milton Heights Apartments is a not-for-profit corporation owned and operated by Eden Care Communities (formerly known as The Regina Lutheran Care Society), who also own and operate Regina Lutheran Home and Broadway Terrace within the city of Regina. Its target population is low-income seniors and vulnerable adults.

We have made presentation to this committee in the past, but our circumstances have changed appreciably since then. I am seeking a new opportunity to present the current situation to the Finance and Administration Committee of the City of Regina with the hope that it can be placed before City Council again.

Since my last presentation to the City, Milton Heights Apartments has entered into partnership with the Province of Saskatchewan and the Government of Canada for an \$18M rejuvenation project. This has meant that a loss of affordable (below market value) rental housing for approximately 200 low income seniors and vulnerable citizens of Regina has

been avoided. Eden Care Communities was on the very brink of accepting an offer from one of five developers for the sale of Milton Heights.

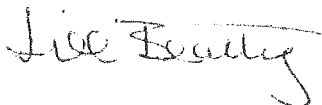
It has also meant the adaptive re-use of our main floor in the creation of seven new fully accessible suites for disabled adults. We may, in fact, now qualify for your new Housing Incentive Program by meeting the eligibility requirement for "large-site housing developments with five or more dwelling units to be new construction or adaptive re-use of an existing building for the purpose of creating new residential units."

As part of our \$14.5M forgivable loan over 15 years from Saskatchewan Housing, we were provided with a sum of money to offset the loss of rental income from uninhabitable suites during renovations. That sum was depleted in the first 12 months of renovations, and we are still looking at an additional 18 months during which we will not be at full capacity and generating very little income. Less than 50 of our 135 suites are now able to be occupied, so each month that passes, we are sinking further and further into debt. If the City of Regina would grant us tax abatement now, it would go a long way toward ensuring a future in which we will be a viable operation and better able to bear an ongoing tax burden.

I have provided the City with the last audited financial statements for Milton Heights, and new audited statements will not be complete until late June of this year. If this issue was placed on the July 5th agenda both sets of statements would be available then, if required.

Thank you so much for your assistance.

Yours truly,



Jill Beatty, CEO Eden Care Communities

- c. Board of Directors
 - Bonny MacLintock, Director of Housing
 - Craig Van Eyck, CFO

de Lint + Edwards Architects

a partnership

Architecture
Management
Planning
Programming

June 1st 2011

Eden Community Care,
1925 5th Ave N
Regina, SK
S4R 7W1

Attention: Craig Van Eyck
Chief Financial Officer

Dear Craig,

Milton Heights, condition of building prior to renovation.

Further to your request for a letter stating the conditions in the building prior to the start of the renovations I have included some of the synopsis from the report we prepared. The building was built in 1957 and is a ten storey, one hundred and thirty eight suite apartment building. There have been some renovations including the addition of a sprinkler system that has exposed plastic piping.

The building generally is in need of major upgrading as can be seen from the information below. There is asbestos in the building in the ceilings and around old plumbing fixtures, which will have to be removed. The floor tiles also contain asbestos.

The major issue was the mechanical system in that it needs to be replaced in it's entirety. The building will not be able to provide adequate heat during the upcoming winter and temporary provisions must be considered. The main risers and distribution system are very fragile and continuous leaks are reported regularly. All the domestic water distribution system should be replaced including new brass and fixtures.

The electrical system operates on a voltage system no longer supported by Sask Power and the entire system needs to be upgraded to meet code.

The exterior wall system does not provide adequate insulation values and the outer walls leak air into the structure. The wood windows are rotten in some cases and the concrete sills are cracked and have exposed re-bar with pieces falling off the building.

de Lint + Edwards Architects

a partnership

Architecture
Management
Planning
Programming

There are a number of areas where the building does not meet the current National Building Code standards, the major ones being the lengths of the dead end corridors and access to the stairs in case of an emergency, and the lack of fire rating between the various parts of the building. For example the suite entry doors were not rated assemblies. The exit stairs do not meet the requirements for exit in the case of emergency in that they both exit through the lobby space.

The finishes within the building are old and worn and need to be replaced and upgraded. The kitchen cabinets have deteriorated beyond repair in many cases and some of the suites are uninhabitable due to damage or lack of plumbing fixtures.

There is no emergency power system in the building and the elevators do need meet the requirements of the National Building Code for fire fighting. The current garbage is in the basement and was originally an incinerator that disposed of garbage. To date it is carried down the stairs by the individual tenets to an outside container.

In conclusion, it was obvious that both the mechanical and electrical systems have to be replaced in their entirety and that the exterior skin was had reached the end of it's life expectancy and needs to be replaced.

The detailed report is available if required that describes all these issues in greater detail.

I trust the above is sufficient information at this time and if you have any questions, please feel free to call.

Yours Sincerely,



Dave Edwards
Architect

August 22, 2011

CR11-99

To: His Worship the Mayor
and Members of City Council

Re: Regina Revitalization Initiative

**RECOMMENDATION OF THE EXECUTIVE COMMITTEE
- AUGUST 10, 2011**

1. That the following vision statement and guiding principles for the Regina Revitalization Initiative as discussed in this report and attached as Appendix A, for planning, implementation and broad communication purposes be approved:

Vision Statement

“Over the next 10 – 15 years, the Regina Revitalization initiative will realize a generational opportunity to revitalize the heart of our city by converting industrial and underused lands into a vibrant and energetic residential, commercial and retail development.

Building on the success of Regina’s Downtown Plan, the initiative will deliver a replacement for Mosaic Stadium, and will add to our current sports and entertainment options within the area, including a new anchor facility that will attract future development.

The project will also provide a variety of housing options where residents live, work and play.

By incorporating best practices in sustainability and urban design, the Regina Revitalization Initiative will demonstrate a leading example for cities within Western Canada.”

The Regina Revitalization Initiative will be guided by key principles for decision-making, as follows:

The Regina Revitalization Initiative is:

- a key city priority developed over a 10-15 year horizon;
- a regional precedent that employs best practices in City-building;
- a vibrant and connected place to gather, live, work, learn, play, and celebrate year round;
- an area in which the public realm has a high profile and inspires civic pride;
- complementary to existing plans in surrounding neighbourhoods, yet sets a new standard for sustainable development, employing state of the art best practices for neighborhood design and energy efficiency;
- a neighbourhood that will provide mixed-income housing options, for purchase and rental;

- a community that will provide work space and mixed use developments to foster innovation, creativity and cultural expression;
- linked across the railway tracks to downtown by pedestrian connections that create walkable distances for residents, in four seasons, to local amenities and jobs;
- characterized by high quality design, for all ages, and both programming and place making that promotes social cohesion and community activities; and
- an example of a new opportunity for the community being delivered in a way that is financially viable for the City, its residents, and businesses.”

2. That Option A, as described in this report, be approved.
3. That the following definition of sustainability as attached in Appendix A be presented to City Council for debate and decision:

Regina aims to be a sustainable four-season community that meets its current needs without compromising needs and quality of life for future generations.

To do so, Regina will be shaped by strong civic leadership that seeks to integrate environmental, economic, social and cultural development in a proactive, localized and participatory way.

A sustainable approach to city building recognizes that climate change and long winters have implications for our city design and development. As such, unique solutions that are specific to the City of Regina are required.

To achieve a sustainable city, governance will focus on integrating environmental stewardship with technical and financial responsibilities. To do so, aligned policy frameworks, tools and motivators across the organization will be essential.

Implementing sustainable development for Regina requires:

A policy framework that addresses development goals, asset management, environmental design and assessment;

Tools to manage financial planning, infrastructure, service delivery, capacity building and sustainability gap reduction; and,

Motivators, such as policies, regulations, incentives and indicators, to encourage sustainable behaviour by all citizens and businesses in Regina.

4. That the Project Charter Summary for the Regina Revitalization Initiative – Phase One dated June 30, 2011 and as attached as appendix B be endorsed.

EXECUTIVE COMMITTEE – AUGUST 10, 2011

The Committee adopted the following resolution:

1. That the following vision statement and guiding principles for the Regina Revitalization Initiative as discussed in this report and attached as Appendix A, for planning, implementation and broad communication purposes be approved:

Vision Statement

“Over the next 10 – 15 years, the Regina Revitalization initiative will realize a generational opportunity to revitalize the heart of our city by converting industrial and underused lands into a vibrant and energetic residential, commercial and retail development.

Building on the success of Regina’s Downtown Plan, the initiative will deliver a replacement for Mosaic Stadium, and will add to our current sports and entertainment options within the area, including a new anchor facility that will attract future development.

The project will also provide a variety of housing options where residents live, work and play.

By incorporating best practices in sustainability and urban design, the Regina Revitalization Initiative will demonstrate a leading example for cities within Western Canada.”

The Regina Revitalization Initiative will be guided by key principles for decision-making, as follows:

The Regina Revitalization Initiative is:

- a key city priority developed over a 10-15 year horizon;
- a regional precedent that employs best practices in City-building;
- a vibrant and connected place to gather, live, work, learn, play, and celebrate year round;
- an area in which the public realm has a high profile and inspires civic pride;
- complementary to existing plans in surrounding neighbourhoods, yet sets a new standard for sustainable development, employing state of the art best practices for neighborhood design and energy efficiency;
- a neighbourhood that will provide mixed-income housing options, for purchase and rental;
- a community that will provide work space and mixed use developments to foster innovation, creativity and cultural expression;
- linked across the railway tracks to downtown by pedestrian connections that create walkable distances for residents, in four seasons, to local amenities and jobs;
- characterized by high quality design, for all ages, and both programming and place making that promotes social cohesion and community activities;
- and
- an example of a new opportunity for the community being delivered in a way that is financially viable for the City, its residents, and businesses.”

2. That Option A, as described in this report, be approved.
3. That the following definition of sustainability as attached in Appendix A be presented to City Council for debate and decision:

Regina aims to be a sustainable four-season community that meets its current needs without compromising needs and quality of life for future generations.

To do so, Regina will be shaped by strong civic leadership that seeks to integrate environmental, economic, social and cultural development in a proactive, localized and participatory way.

A sustainable approach to city building recognizes that climate change and long winters have implications for our city design and development. As such, unique solutions that are specific to the City of Regina are required.

To achieve a sustainable city, governance will focus on integrating environmental stewardship with technical and financial responsibilities. To do so, aligned policy frameworks, tools and motivators across the organization will be essential.

Implementing sustainable development for Regina requires:

A policy framework that addresses development goals, asset management, environmental design and assessment;

Tools to manage financial planning, infrastructure, service delivery, capacity building and sustainability gap reduction; and,

Motivators, such as policies, regulations, incentives and indicators, to encourage sustainable behaviour by all citizens and businesses in Regina.

4. That the Project Charter Summary for the Regina Revitalization Initiative – Phase One dated June 30, 2011 and as attached as appendix B be endorsed.

Mayor Pat Fiacco, Councillors: Louis Browne, Fred Clipsham, John Findura, Michael Fougere, Jocelyn Hutchinson, Wade Murray, Mike O'Donnell and Chris Szarka 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, 2011, considered the following report from the Administration:

RECOMMENDATION

1. That City Council approve the vision statement and guiding principles for the Regina Revitalization Initiative as discussed in this report for planning, implementation and broad communication purposes.

2. That Executive Committee approve, one of two principle options, as described in this report, that identify the expected timing of the development. The approved option will be incorporated as one of the Guiding Principles that is approved by City Council.
3. That an edited version of this report be forwarded to the August 22, 2011 meeting of City Council.

CONCLUSION

It is concluded that a Council endorsed vision statement for the Regina Revitalization Initiative provides assurance to the public that Council is committed to pursuing the redevelopment of the CP lands and the Mosaic Stadium site that will result in mixed-use, diverse, and environmentally sensitive additions to the Warehouse District and North Central neighbourhoods.

Endorsement of the vision statement and guiding principles provides direction for the planning and implementation of the redevelopment of the lands. The endorsement is essential to the planning process to ensure decisions about land use, urban design, public spaces, transportation and circulation, and utility systems are made with a view toward achieving the vision statement.

It is further concluded that the planning process will include opportunities for public input to the proposed plan. Administration will provide an update to City Council after hearing from the public and provide recommendations for subsequent amendments to the vision statement and guiding principles, if required.

BACKGROUND

The Regina Revitalization Initiative was announced April 19, 2011 by Mayor Pat Fiacco and formally initiated by City Council May 30, 2011. It was discussed at that time that a process was to be developed to define a vision for the lands and a shared understanding of the outcomes of the project. As a result, Administration and the consultants, Dialog, held a visioning session with members of City Council on Wednesday, July 13, 2011.

The consultants provided an overview of the real estate market in the City as it relates to the potential uses on the redeveloped lands, best practices in sustainable development, and the range of options for a vision for this project taking into account the ongoing work of creating a new Official Community Plan (Design Regina).

The Mayor and Councillors provided feedback to the consultants about the underlying principles for the project and their willingness to be "bold" in relation to the concept of sustainability. The Administration was directed to create two draft vision statements and present them to Executive Committee on August 10, 2011, with City Council considering whether to publicly adopt the vision statement on August 22, 2011.

The consultant has provided a summary of the workshop, draft vision statement options and a draft definition of sustainability attached as Appendix A. The Administration has utilized this work to develop a proposed vision statement and guiding principles for the project.

DISCUSSION

The vision statement and guiding principles for the project are a starting point for a Master Planning process that will include both sites (CP Lands and Mosaic Stadium Lands). The Master Planning process will include a background research component and a land use plan component, both of which will be informed by an internal Technical Advisory Committee, a Community Advisory Committee, and several public meetings.

Adopting a vision statement and guiding principles early in the Master Planning process provides clarity, but more importantly, inspiration to the public, the development community, key stakeholders and the Administration. It provides an image of the desired end product and ensures administration chooses an appropriate path to that end product. While a vision statement and guiding principles cannot contemplate every issue, opportunity, or scenario that will arise, it should provide clear and distinct direction to both the community and Administration toward the future state this is being strived for.

Once the redevelopment is in progress, the vision statement and guiding principles provide a filter to the ongoing strategic decisions. Because of this, the vision statement needs to be carefully crafted to be useful not only in the Master Planning process, but also in the actual implementation of the plan.

Utilizing the feedback and discussion from the July visioning session, Dialog summarized the results and provided a summary, and further suggestions toward the finalization of a vision for the project. In addition, the Dialog summary includes a definition of sustainability for Regina.

The focus of this Executive Committee report and discussion is intended to finalize a vision and guiding principles that City Council can support and champion within the community, toward the implementation of the next steps in the project. Based on the discussion and information received to date, Administration has identified the following vision and guiding principles for consideration and approval:

“Over the next X years, the Regina Revitalization Initiative will realize a generational opportunity to revitalize the heart of our city by converting industrial and underutilized lands into a vibrant and energetic commercial, retail and residential development. Building on the success of Regina’s Downtown Plan, the initiative will deliver a replacement for Mosaic Stadium and will add to our current sports and entertainment options within the area; including a new anchor facility that will attract future development to the area. The project will also address our community’s need for a variety of housing options for residents who are attracted to live, work and play within this diverse area of the city. By incorporating best practices of sustainability and urban design into the project, the Regina Revitalization Initiative will demonstrate a leading example for cities within Western Canada.

The Regina Revitalization Initiative will be guided by key principles for decision-making, as follows:

The Regina Revitalization Initiative is:

- a **regional precedent** that employs best practices in City-building;
- a **vibrant and connected** place to gather, live, work, learn, play, and celebrate year round;

- an area in which the public realm has a **high profile** and **inspires** civic pride;
- complementary to existing plans in surrounding neighbourhoods, yet sets a new standard for **sustainable** development, employing state of the art best practices for neighborhood design and energy efficiency;
- a neighbourhood that will provide mixed-income **housing options**, for purchase and rental;
- a community that will provide **work space** and **mixed use** developments to foster innovation, creativity and cultural expression;
- linked across the railway tracks to downtown by pedestrian connections that create **walkable** distances for residents, in four seasons, to local amenities and jobs;
- characterized by **high quality design**, for **all ages**, and both programming and place making that promotes social cohesion and community activities; and
- an example of a new opportunity for the community being delivered in a way that is **financially viable** for the City, its residents, and businesses.”

The guiding principles outlined above will be differentiated by approving and adding one of the following statements:

Option A: “a key city priority developed over a 10-15 year horizon”; or

Option B: “a long term growth area that will develop over a 20+ year horizon.”

Once the appropriate statement is chosen, the lead-in to the vision will also be finalized accordingly (i.e. “Over the next 10-15 years...”).

While it is difficult to anticipate the city’s overall growth and the market demand for various uses that might be attracted to these sites in the years to come, it is important to articulate the priority this redevelopment will have in the overall development of the city. This is the purpose of providing these two options; one of which will provide direction on Executive Committee’s expectations for the project.

Once the vision and guiding principles has been approved, it will continue to be referred to and utilized through the remainder of the planning stages, as well as during the eventual implementation of the project.

RECOMMENDATION IMPLICATIONS

Financial Implications

None related to this report.

Environmental Implications

None related to this report.

Strategic Implications

A vision statement and guiding principles, adopted early in the Master Planning process, is an important element toward ensuring decisions are based on a common goal. As a communications

tool, the vision and guiding principles clearly explain the idea, and provide inspiration and assurance to the public, stakeholders and Administration that the redevelopment of the sites will be a significant focus for the city, which is being pursued in a thoughtful and responsible manner.

During the implementation of the plans, the vision statement and guiding principles are used to ensure the redevelopments are consistent with the overarching goals. The vision statement and guiding principles will be used as a filter for decisions regarding public infrastructure investments, development applications and private investments. Based on its important role in the redevelopments, the content of the vision statement and guiding principles requires some attention to detail while also providing room for innovation and new ideas.

Other Implications

The adoption of a vision statement and guiding principles for the Regina Revitalization Initiative while the Official Community Plan process is ongoing may be confusing to the public and will need to be addressed within each project.

The vision statement and guiding principles for this project may influence the overall vision for the City's Official Community Plan as it is considered an early opportunity to investigate the public's desire, and City Council's desire, for "boldness" in sustainable community development.

Accessibility Implications

None related to this report.

COMMUNICATIONS

Mayor Fiacco announced the vision for the area on April 19, 2011. Since then the City of Regina has made two announcements related to the establishment of the business unit within the City Manager's Office, details around the structure and process for the project, and the personnel leading the project. As progress is made, communications and engagement will continue with the public and stakeholders.

A complete communications strategy is one of the deliverables for the project. The project brand and communications strategy will be based upon the vision Council establishes for the project.

DELEGATED AUTHORITY

The recommendations of this report will require City Council approval.

Respectfully submitted,

EXECUTIVE COMMITTEE



Joni Swidnicki, Secretary

Appendix A



Regina Revitalization Initiative

Vision & Sustainability Definition Memo

Prepared by **DIALOG**[™]

August 2011

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1 Introduction

On July 13th, 2011 a Visioning Workshop was held with City Council to provide direction to the Regina Revitalization Initiative (RRI), and specifically, to provide direction for the creation of a Master Plan for two redevelopment sites: the CP rail yard and the Mosaic stadium site. The importance of the Dewdney Street corridor, as fundamental to the success of this area, was also identified, and is included in the Plan area.

Concurrently, explorations are also underway to better understand land use priorities, the financial viability of development on these lands, and opportunities for private sector involvement and/or partnerships on these sites. The City of Regina is facilitating this project with a clear understanding that urban revitalization is good planning and in the long-term interests of the city, in terms of its cultural, environmental and fiscal health. Further, ensuring sustainable governance and effective implementation of development on these two sites is essential to this due diligence process.

This Visioning Workshop initiated the Master Planning process. As such, discussions were framed by a series of best practice illustrations and some preliminary considerations related to the viability of various market opportunities on the site such as: residential, office, retail and hotel.

As an outcome of the Workshop, DIALOG was asked to prepare four key items for consideration by Council at their next Executive Committee meeting:

1. Two Vision Statements for the Regina Revitalization Initiative.

After some discussion of a proposed Vision Statement, Council members requested that the consultant team develop and propose two vision statements that could be differentiated by the "boldness" that each proposed.

2. A rationale for the proposed Vision Statements.

3. A refined definition of Sustainability.

Following some discussion of precedents and a proposed definition of sustainability, Council requested that the consultant team propose a refined definition of sustainability.

4. Clarity regarding the linkages between the Design Regina Process and the Regina Revitalization Initiative.

It was agreed that the consultant team would develop some simplified language to articulate this relationship.

This report is Dialog's response to these requests.

2 A Proposal: the Regina Revitalization Vision

The City of Regina has a generational opportunity to reshape the heart of our city by revitalizing vacant and underutilized lands into an important part of the urban fabric.

When the CP rail lands are vacated, potential exists for new residential and commercial infill development, as well as the possibility to develop an entertainment centre and replace Mosaic Stadium – which would, in turn, open the current stadium site for future development.

Council's vision for RRI will influence city building for decades to come.

Following is a **Vision** for the Regina Revitalization Initiative.

Regina Revitalization Initiative is:

- a **regional precedent** that employs best practices in City-building
- a **vibrant and connected** place to gather, live, work, learn, play, and celebrate year round
- an area in which the public realm has a **high profile** and **inspires** civic pride
- complementary to existing plans in surrounding neighbourhoods, yet sets a new standard for **sustainable** development, employing state of the art best practices for neighborhood design and energy efficiency
- a neighbourhood that will provide mixed-income **housing options**, for purchase and rental
- a community that will provide **work space** and **mixed use** developments to foster innovation, creativity and cultural expression
- linked across the railway tracks to downtown by pedestrian connections that create **walkable** distances for residents, in 4 seasons, to local amenities and jobs, and
- characterized by **high quality design**, for **all ages**, and both programming and place making that promotes social cohesion and community activities.

The core elements of the Vision outlined above will be **differentiated** by **either** one of the following statements being inserted:

Council to pick one



- a **Key City Priority** developed over a 10-15 year horizon

or

- a **Long Term** growth area that will develop over a 20-30 year horizon

3

The Vision Rationale

Regina City Council faces a generational opportunity to leverage its population and economic growth to revitalize a large inner city area consisting of two redevelopment sites, which total 53 acres in size.

At the Regina Revitalization Initiative Council Visioning Workshop, a number of key words, opportunities and characteristics were identified by Council through discussion and an interactive dot-mocracy exercise. These words, opportunities and characteristics were synthesized into a Vision that establishes a starting point for the planning process and provides direction for moving forward. Above, the outcomes of this discussion have been assimilated into a Vision, which represents the consensus of Council for moving forward, as per this discussion at the Visioning Workshop.

There was some question at the Visioning Workshop with respect to what would constitute a "bolder" vision for the Regina Revitalization Initiative. After some consideration, it became clear that Council's willingness to be "bold" would be defined by the willingness to focus a higher proportion of Regina's new growth into the RRI lands. Therefore, core elements of the Vision statement do not serve to differentiate between being "Bold" or "Less Bold", rather, these are elements that should be identified as a starting point.

It was determined that further Council discussion is needed regarding the timeframe for the RRI project, and its place in relation to overall City growth. These decisions, combined with the rate of growth for the redevelopment sites, will have a central bearing on "how bold" council is prepared to be when implementing this project. As such, there are two recommended options for establishing the priority of the project (i.e. Council's aptitude for boldness) that should be considered by Council:

Option One. The Regina Revitalization area is a **Key City Priority** developed over a 10-15 year horizon,

or

Option Two. The Regina Revitalization area is a **Long Term growth** area that will develop over a 20-30 year horizon.

Whether Council chooses Option One or Option Two, changes to current development policy will be required.

Timing

The timing of the project, and how bold it is in terms of its ultimate impact on the shape, form and sustainability of the City, is contingent on how much of a priority it is for Council.

Timing is executed in two ways: through level of investment and through city-wide policy support.

Investment

Strong civic leadership, as demonstrated through up-front public investments, will act as a catalyst for long-term private investment. Municipal investments will include developing a clear, concise and pragmatic land use plan; purchasing the CP lands; remediating contaminated lands; developing municipal infrastructure needed to support growth; and developing neighbourhood amenities as needed to attract and retain people and jobs in the area. Building value at early stages will create a solid foundation for continued growth into the future.

In Option One, a higher level of investment will be directed to the Regina Revitalization Initiative in the short-term. To date, the City has already demonstrated this commitment.

Policy Support

The rate at which development occurs has implications on the synergies that can be captured and built upon with respect to the mix of uses pursued. A more aggressive policy framework will direct a higher level of growth to this site. In this scenario, the project would benefit from developing housing, jobs, and amenity concurrently, thereby establishing and maintaining a "complete community" that draws people, jobs and private investment, over a shorter period of time.

The tension for the City of Regina is its rate of development, and as such, boldness can be measured through the commitment of Council to direct more, or less, of its development to the site over the short-term.

The amount of development that occurs on both sites is dependent on strong land use policy support, as could be created as part of the Design Regina (the Official Community Plan) planning process. The rate at which this development occurs is also a matter of planning policy, and is the crux of the issue that needs to be untangled with respect to "boldness."

Design Regina, as is the case with the current Official Community Plan (OCP), determines how, where and when new growth and development is directed throughout the municipality. Current policy suggests (does not require) that ~80% of new growth occurs in greenfield areas. This leaves ~20% of new growth directed within the built areas of Regina. Under this current policy

framework, redevelopment of both sites could take 30 years to develop (assuming these to be mixed use communities), even in a high growth scenario, due to the low absorption rates that could be anticipated on these sites (since most residential building would continue taking place on Greenfield sites). This extended time frame presents risks to recovering municipal investments through property taxes, diminishes development momentum and synergies, and does not capture the current opportunity that exists in Regina due to a strong economy.

Design Regina and the Regina Revitalization Initiative provide Council with an opportunity to direct new growth to selected areas of the municipality to achieve sustainable growth patterns, maximize municipal investments and public benefit, increase quality of life and attract employment and investment opportunities. However to do so, Council would need to reconsider its current 80/20 split between Greenfield and infill development. As per the current policy framework, and given current growth rates, developing these sites – even with a significant catalytic project – would be a long-term project. To adapt the policy framework to direct more growth to infill sites, and to promote more, higher density development in the core of the City, would be a more sustainable approach to land use development, and would align with Vision Option One.

If Council chooses to establish the redevelopment of the Regina Revitalization Initiative (RRI) lands as a Key City Priority (Vision Option One), there must be a willingness to adopt and continue to support new growth policy aimed at directing more City growth to inner city development areas. This commitment would be demonstrated through the RRI planning process and implementation of the Downtown Neighbourhood Plan. For example, if Council envisions the RRI lands to be redeveloped over the next 10 years, one third of the City's growth would need to be directed into this site.

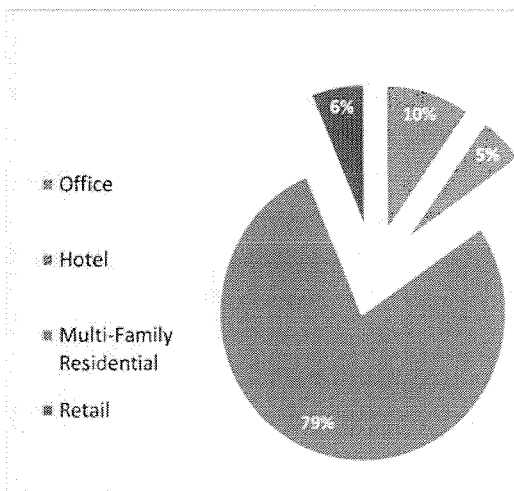
If Council chooses Vision Option Two, the redevelopment timeline on the RR lands becomes longer, which could add financial and market risk. Quite simply, investments made today in the project delivery (land purchase, remediation, infrastructure upgrade investments) will be recuperated over a longer period of time.

Additionally, Vision Option Two may be perceived by the public as "over promised and under delivered", given the rhetoric surrounding the project to date.

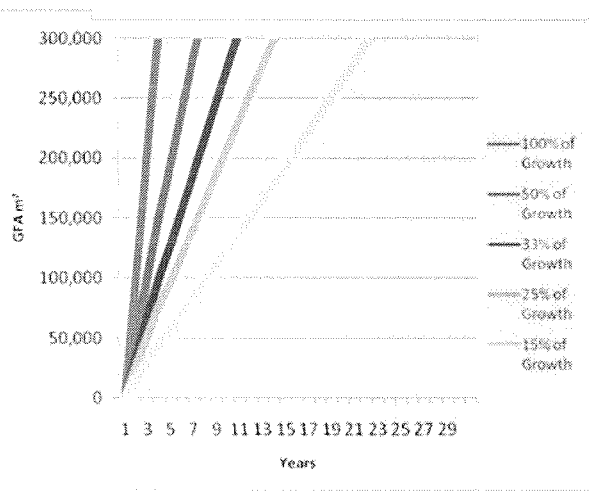
The graphics below illustrate estimated land use and development timelines required for RRI to be a viable project.

Viability: land use mix proportional to annual demand in Regina.
 This option allows for the fastest build-out and least market risk.
 This land use mix is recommended as a starting point for creating future development concept scenarios.

Land Use Breakdown



Development Timeline



Source: DIALOG panels from Council Visioning Workshop

To encourage private investment, there needs to be political will driving the project forward, accompanied by municipal investments in community amenity and infrastructure. Market support for inner city housing and employment opportunities already exists, and has grown significantly in Regina over the past decade, in the absence of strong planning policy.

As Larry Beasley stated, referring to Regina's growth, "Growth is precious, and should be treated as such." It will be difficult to continue current growth patterns that focus on Greenfield development while at the same time directing the growth needed to these two priority sites, and achieve the proposed vision in the near term. A choice is required.

4

A Definition of Sustainability for the City of Regina

- ✓ Regina aims to be a sustainable four-season community that meets its current needs without compromising needs and quality of life for future generations.
- ✓ To do so, Regina will be shaped by strong civic leadership that seeks to integrate environmental, economic, social and cultural development in a proactive, localized and participatory way.
- ✓ A sustainable approach to city building recognizes that climate change and long winters have implications for our city design and development. As such, unique solutions that are specific to the City of Regina are required.
- ✓ To achieve a sustainable city, governance will focus on integrating environmental stewardship with technical and financial responsibilities. To do so, aligned policy frameworks, tools and motivators across the organization will be essential.
- ✓ Implementing sustainable development for Regina requires:
 - ✓ A policy framework that addresses development goals, asset management, environmental design and assessment;
 - ✓ Tools to manage financial planning, infrastructure, service delivery, capacity building and sustainability gap reduction; and,
 - ✓ Motivators, such as policies, regulations, incentives and indicators, to encourage sustainable behaviour by all citizens and businesses in Regina.

Rationale for sustainability definition

- To behave in sustainable ways people need opportunities to do so. The municipality can play a leadership role in providing these opportunities through land use planning, strong public policy, and leadership in municipal operations and affairs.
- Opportunities occur to act in more sustainable ways when a support system is built through education, knowledge development, and better planning practise. A key opportunity in the City of Regina is to increase *choice*, by providing more programming, living, and movement options for residents.
- Sustainability is inextricably linked to development; land use planning is fundamental to the long term environmental and fiscal sustainability of the

City. For example, higher per capita use of infrastructure results in lower capital and operational costs per capita and thereby reduces municipal expenditures.

- The City of Regina is the steward of the community and responsible to create and lead a sustainable development framework that will allow its citizens and businesses, including developers, to behave in sustainable ways. Policies and tools that promote informed decision-making are within the purview of the Municipality, and necessary to ensure citizens, business and community organizations are aligned with larger municipal goals related to sustainable development.
- To get everyone on the same page, education is required about the gaps that currently exist, best practices from elsewhere, and initiatives that are required to become more sustainable. An on-going city-wide discourse related to sustainable development and stewardship is necessary to facilitate movement towards sustainable development.
- A sustainability support system for the municipality will build upon the four key pillars already identified in the City's vision: economic, social, environmental and cultural. The strength of these pillars, and their goals, depends on sustainable governance by City Council.
- Sustainable Governance requires leadership, integration of stewardship with technical and financial responsibilities, and a strong implementation process with policy framework, tools and motivators. Sustainable development will evolve, over time, when an alignment between all policy areas is pursued. As such, capacity building throughout the organization will be required to better understand the implications of technical, financial, cultural, planning and development, and environmental decisions.

5 Links between RRI and Design Regina (OCP)

Provide recommendations to link the definition of Sustainability and Regina Revitalization Vision and Principles, to Design Regina

On the relationship between the two projects

Given the timeliness of the opportunity for redevelopment on the CP lands, the Regina Revitalization Initiative is a seminal demonstration project that will influence development priorities in Regina in a substantive way. Direction provided by City Council with respect to RRI will inform the overall direction of the new OCP, and as such there will be a highly iterative process between the two, whereby inputs from each will inform and shape the outcomes of both the RRI and the OCP.

On Sustainability

Further defining sustainability for the City of Regina will benefit from a public conversation about sustainable development.

Upon Council agreeing to a definition of sustainability (as proposed in this document *for discussion*), it will be used in the context of the Design Regina engagement process, as a way to frame conversations about the future of the City. It is anticipated that members of Council, as well as city staff, will play a key role in this engagement process with the public, and as such will have the opportunity to continue to shape the further refinement of this definition.

As a result of preliminary feedback received on hundreds of comment cards and via the Design Regina website, a primary concern for residents is becoming a “greener” city. As such, we anticipate this to be a key area of discussion throughout the consultations in the fall.

Appendix A – Data collected at Visioning Workshop

Interactive Panels

Councillors had an opportunity to review interactive panels and indicate their preferences using dots. A total of ten councillors participated. The top 10 results are as follows:

	Characteristics	Dots
Must Haves	Mixed use	8
	Stormwater management	8
As many dots as wanted	Community spaces	7
	Vibrant & connected public spaces	7
	Affordable housing	7
	Cultural diversity	7
	Complete community	6
	Walkable community	5
	Income diversity	5
	Complete streets	4
<hr/>		
	Options	Dots
Density	Option 3: 200 pph	3
One dot each	Option 4: 300 pph	7
<p>Comment: provide the density needed for ground floor stores – grocery store – walkable communities. Seniors are important!</p>		
<hr/>		
	Options	Dots
How sustainable should RRI be?	Strathcona	1
	BedZED	8
One dot each	SE False Creek	1
<hr/>		
	Options	Dots
How bold does Regina want to be?	Regional precedent	7
	National/Intl	2
One dot each	In between	1
<p>Comment: at least start at the highest level.</p>		
<hr/>		

Key Word Identification

Vision, Principles, and project characteristics

Key word Brainstorming	Votes	Key words from Video
Green	7	Amateur sports
Youth/ family	7	Bridge with downtown
Mixed income	7	Complement housing with downtown
Beautiful	5	Condos
Innovative	5	Embrace growth
Regeneration	5	Energy of downtown
Fun	5	Entertainment uses
Revitalized	5	Exciting Generational
People place	5	Express ourselves – art and performance
Vibrant	5	Grow our city
Neighbourhood	5	Inspire
Opportunity	5	Make us stronger as we strive to build Regina
Cultural expression	5	Neighbourhoods of choice
Inviting	4	Neighbourhoods of diverse ethnic backgrounds
Iconic	4	New rental units
Generational	4	Nurture
Home	1	Prime land
Warm	-	Revitalize
Friendly	-	State of the art
Seniors	-	Townhouses
Walkable	-	Tremendous opportunity
Neighbourhood	-	Vibrant
		Walking distance
		Working with the private sector

Regina Revitalization Initiative
Project Charter Summary

Project Scope

In Scope

Over view:

The Regina Revitalization Initiative will realize a generational opportunity to redevelop up to 53 acres of prime real estate within the heart of the City. Including an anchor Entertainment Centre, the project will provide a long-term opportunity to create new residential, commercial and other community building elements that will make Regina an even more attractive place to live, work and play. In support of City Council's vision, the project will include the planning, feasibility assessment, financing and funding, proposal review and the redevelopment of these lands. Both internal and external resources will be engaged in the project, based on the expertise required. Key partnerships and community support will also be developed throughout the planning and implementation stages of this initiative. This Master Project Charter defines Phase One of the project, and the charters for Phase Two and Phase Three will be developed in more detail as the project progresses.

Phase 1 (Start-up) includes:

- **Overall Vision** - Establishing a vision and desired outcomes for the project so the general direction of the initiative is more clearly defined and Council can establish and communicate at a high level both what will be and what won't be part of this project.
- **Master Plan** – Convert the vision of City Council into a Master Plan that will form a basis for defining the community's long-term vision and project requirements, in partnership with the private sector, for the delivery of the project. In addition, this work will result in the development of a Secondary Plan that will be utilized in the definition and approval of the overall land development.
- **Governance & Project Delivery**- Develop a governance and management model for the project, including but not limited to the possible use of a municipal corporation, the required elements of a possible P3 approach to project delivery, and the preliminary plan initiating the real estate development related to the project.
- **Overall Project Plan** – The development of a high-level plan that includes the key deliverables of the project, defines the expected sub-projects, details the phasing and sequencing of each stage.
- **Communication Plan** – The development of a plan to communicate the project concept, project status and project achievements, as well as inform and engage key community stakeholders and citizens on the project to ensure ongoing partner and community support. This work will include the development of a brand for the project, and address any required change management aspects.
- **Proposal Intake/Management Process** - The development of an objective process that will allow and encourage private partners to bid on the delivery of various elements of the project and establish the mechanisms that will be utilized in the approval and oversight of their involvement.
- **Financing and Funding Feasibility Review**– Establish the initial high-level estimates that will confirm the feasibility of the Master Plan and guide the accumulation of required funding and financing toward initiating the implementation of the project.
- **CP Rail Land Acquisition** – Negotiate the acquisition of the CP Lands and the relocation of existing CP Rail business activities from those lands to an alternate location(s).
- **Entertainment Centre Feasibility Review** – Building on the work done to date, establish a new summary document that will define the specific requirements and functionality within a new Entertainment Centre, as well as the financial estimates/model that will be utilized to seek private sector interest in bidding on this element of the overall development.
- **Environmental Review & Assessment** – A complete review of the environmental assessment work completed to date, as well as the completion of any further work required to fully assess and plan for the remediation that will be required.

Project Scope (cont.)

Out of Scope

Phase 2 (Planning & Funding) includes:

- **Detailed Financial Model** - Develop a more detailed financial model, including funding options for the two elements of the initiative (entertainment centre and residual land development)
- **Public Funding Accumulation** – Develop a process to establish public sector and community interest in the project, as well as the commitment of funding to support specific elements of the overall development.
- **RFP for Private Partners** - Pursue the development of an Entertainment Centre in conjunction with the private sector (the Entertainment Centre Project) – going into the market looking for private sector partners.
- **Long-term Development Plan** – Establish a plan to guide the eventual dispositions and/or development of the remaining lands in partnership with the private sector, based on a Secondary Plan approved by Council.
- **Updated Communication Plan** – Review and revise the Communication Plan from Phase 1 to ensure it is relevant to the requirements for Phase 2.

Phase 3 (Implementation) includes:

- **Entertainment Centre Construction** – Oversee the project of constructing the Entertainment Centre, which will be a complex three-year project likely to involve multiple partners.
- **Final Land Disposition** – Implement the process of disposition of the residual land according to the Secondary Plan. This disposition activity will be conceptually a process of invoking the private sector, parcel by parcel to develop the lands. Following disposition, the build out of the residual lands is estimated to take ten years or more to complete.
- **Updated Communication Plan** – Review and revise the Communication Plan from Phase 1 to ensure it is relevant to the requirements for Phase 3.

Other:

- This project will not involve the planning or delivery of programs or events that would be possible through the infrastructure developed as part of the project.

Master Project Overview

Project Objectives:

1. Acquire the existing CP Rail lands on Dewdney Avenue to allow for a public-sector led project that will revitalize prime land within the inner city, and deliver on the identified community benefits.
2. Provide new commercial and residential development opportunities within the inner city.
3. Unite and leverage both the Regina Warehouse District and Regina Downtown amenities to enhance the heart of the City.
4. Build a new Entertainment Centre that can replace Mosaic Stadium and provide a range of uses and entertainment opportunities for existing and new community tenants/users.
5. Engage the private sector in the design, financing and development of the CP Rail and Mosaic Stadium lands for redevelopment.
6. Minimize the public funding required over the long-term, while ensuring the delivery of the project can meet its community objectives/benefits.
7. Establish the facilities that will allow Regina to increase its capacity to host major sporting, entertainment, arts & culture, and community building events.

Project Benefits/Success Indicators:

1. An increase in the economic and tourism-related activity, as well as the tax base within the City of Regina.
2. City Council identifies that the vision and community-related requirements have been successfully achieved in both the planning and implementation of the project.
3. Significant private sector participation has been achieved in the funding and delivery of the project.
4. Current outdated facilities have been replaced with contemporary facilities that expand the available uses for the facility.
5. A long-term and sustainable financial model has been achieved that does not require unanticipated additional public sector financial involvement in future development or asset management/operations.
6. The image/brand for the City of Regina has been enhanced.

August 22, 2011

To: His Worship the Mayor
and Members of City Council

Re: Municipal Incentive Policy for the Preservation of Heritage Property Application
2022 Retallack Street – Mulligan Residence

**RECOMMENDATION OF THE FINANCE AND ADMINISTRATION COMMITTEE
- AUGUST 2, 2011**

1. That a tax exemption for the property located at 2022 Retallack Street be approved in an amount equal to the lesser of:
 - (a) Fifty percent (50%) of eligible work costs as described in Appendix C;
 - (b) \$150,000; or
 - (c) An amount equivalent to the total property taxes payable for the years 2012 to 2016 inclusive.
2. That the provision of the property tax exemption be subject to the following conditions:
 - (a) Eligibility for the property tax exemption includes the requirement that the property possess and retain its formal designation as Municipal Heritage Property in accordance with *The Heritage Property Act*.
 - (b) The property owner shall submit detailed written documentation of payments made for actual costs incurred (i.e. itemized invoices and receipts) in the completion of identified eligible work items. In the event that actual costs exceed the corresponding estimates by more than 10 percent, the property owner shall provide full particulars as to the reason(s) for such cost overruns. 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) Any property tax exemption shall be applied in the year following the completion of the eligible work items or any portion thereof, or in the current year for any work items completed and confirmed by the City prior to December 31, and shall be limited to 50 percent of actual costs.
3. That the City Solicitor be instructed to prepare the necessary agreement and authorizing bylaw for the property tax exemption as detailed in the prepared report; and
4. That a copy of this report be forwarded to the Municipal Heritage Advisory Committee for its information.

FINANCE AND ADMINISTRATION COMMITTEE – AUGUST 2, 2011

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

Councillors: Louis Browne, Sharron Bryce, Michael Fougere, Terry Hincks and Wade Murray 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, 2011, considered the following report from the Administration:

RECOMMENDATION

1. That a tax exemption for the property located at 2022 Retallack Street be approved in an amount equal to the lesser of:
 - (a) Fifty percent (50%) of eligible work costs as described in Appendix C;
 - (b) \$150,000; or
 - (c) An amount equivalent to the total property taxes payable for the years 2012 to 2016 inclusive.

2. That the provision of the property tax exemption be subject to the following conditions:
 - (a) Eligibility for the property tax exemption includes the requirement that the property possess and retain its formal designation as Municipal Heritage Property in accordance with *The Heritage Property Act*.
 - (b) The property owner shall submit detailed written documentation of payments made for actual costs incurred (i.e. itemized invoices and receipts) in the completion of identified eligible work items. In the event that actual costs exceed the corresponding estimates by more than 10 percent, the property owner shall provide full particulars as to the reason(s) for such cost overruns. 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) Any property tax exemption shall be applied in the year following the completion of the eligible work items or any portion thereof, or in the current year for any work items completed and confirmed by the City prior to December 31, and shall be limited to 50 percent of actual costs.

3. That the City Solicitor be instructed to prepare the necessary agreement and authorizing bylaw for the property tax exemption as detailed in the prepared report; and

4. That a copy of this report be forwarded to the Municipal Heritage Advisory Committee for its information.

CONCLUSION

The identified work items are considered to be eligible for assistance under the *Municipal Incentive Policy for the Preservation of Heritage Properties* based on their collective contribution to the structural integrity, façade restoration, improved energy efficiency, and prolonged economic life of the subject property. The owner is undertaking the conservation of the roof, exterior brick masonry and stone foundation in a manner that is aimed at protecting the aesthetic value of the house.

The conservation of the building responds to the City's Vision and the priority of managing growth and community development by enhancing the economic and cultural vibrancy of Regina's core.

The building is of value for its Queen Anne Revival architectural design and for its illustration of the growth of the middle class in early 20th century Regina.

BACKGROUND

An application has been received from the owner of the property at 2022 Retallack Street to restore character-defining elements of the property known as the Mulligan Residence. Refer to the context maps in Appendices A and B for the location of the property.

On July 25, 2011 City Council approved Bylaw No. 2011-38 designating the Mulligan Residence as municipal heritage property. The designation was specifically limited to the exterior of the building. The purpose of this report is to facilitate a tax exemption related to the restoration.

DISCUSSION

Existing Policy Direction

In accordance with the *Municipal Incentive Policy for the Preservation of Heritage Properties* (originally adopted by City Council on July 29, 1991 and amended on October 22, 2001), assistance in the form of a property tax exemption may be granted to the owner of taxable property over a term of up to eight years (ten years for properties in the downtown). The amount of assistance available is a maximum value equivalent to:

- (a) Fifty percent (50%) of eligible work costs, that is, expenses incurred to restore or preserve architecturally significant elements of a building or structure, to extend its effective life, and/or to ensure its structural integrity;
- (b) \$150,000 (\$250,000 in the downtown); or
- (c) The total property taxes that would otherwise be payable in the five years (eight years for downtown properties) immediately following the year in which the exemption is approved by City Council;

Whichever is least.

The types of work that may be eligible for assistance are listed below.

1. Professional architectural or engineering services.
2. Façade (exterior) improvements, including:
 - a. Preservation/restoration of original building elements, including significant architectural detail;
 - b. Cleaning of surfaces, removal of unsympathetic materials and painting required under (a).
3. Structural stabilization.
4. Improvements required to meet the *National Building Code* (NBC) or City of Regina Bylaw requirements, including the repair or upgrading of mechanical and electrical systems.

5. Improvements to energy efficiency (e.g. insulation, windows, furnace). Such work will be evaluated on the basis of its importance to the rehabilitation or restoration of architecturally important or historically significant elements of the building.
6. Restoration of architecturally or historically significant interiors or interior elements.

Cosmetic interior work, regular maintenance and new additions are not eligible for assistance.

In general, property tax exemptions are initiated in the fiscal year following City Council's approval of assistance and completion of any or all approved work items, in accordance with any performance guidelines and/or time schedules that may be negotiated between the City and the property owner. It is noted that no abatement of outstanding or current taxes will be negotiated with the property owner.

The applicant has requested financial assistance for eligible work under the general category of structural repairs and façade restoration. The conservation work will be conducted in a manner that is aimed at safeguarding the aesthetic value of the Mulligan Residence.

Heritage Value of the Property

The Mulligan Residence, built in 1910, is valued for its architecture and for its illustration of growth of the middle class in early 20th century Regina.

This historic place has heritage value for its residential design influenced by the revival of the Queen Anne architectural style. This style reflects prevailing taste in the early twentieth century. With the growth of the middle class, the design of many houses reflected builders' interpretation of houses designed for the wealthy.

The house was constructed for William H. Mulligan, proprietor of Palace Livery from 1908-1912. The business was later known as Mulligan's Livery from 1913-1918. Mulligan was a well known businessman in Regina, and this house was built shortly after he established his business.

The house was constructed during the initial period of development in the Cathedral neighbourhood, which was then known as the West End. Development in Cathedral catered to the burgeoning middle class during the building boom leading up to the First World War.

Conservation Work

The work will be consistent with the direction provided in the City of Regina's *Municipal Architectural Heritage Design Guidelines* as set forth in Schedule A to City of Regina Bylaw No. 2007-78. The asphalt shingles on the roof have deteriorated significantly and needed to be replaced. The owner will replace the shingles with durable, cedar shingles according to the direction provided in the guidelines. Wood shingles were identified on the roof of the porch and served as the surviving prototypes for the new wood shingles. The new work will match the old in form and detailing.

The conservation of the brick masonry and stone foundation will also be consistent with the direction provided in the City's heritage design guidelines. The work will involve repointing the stone foundation, repairing the chimney, and repairing the brick and mortar on the remainder of the house. The work will involve cleaning masonry using recognized preservation methods, repairing masonry walls and other masonry elements by repointing the mortar joints where there

is evidence of deterioration such as disintegrating mortar, cracks in mortar joints, loose bricks, damp walls or damaged plaster work, and repairing character-defining elements by patching, piecing-in or consolidating the masonry using appropriate conservation methods.

Items identified for consideration of assistance under the policy are attached as Appendix C. The Administration has determined that these work items are eligible for assistance under the *Municipal Incentive Policy for the Preservation of Heritage Properties*. The property owner intends to complete the eligible work in 2011.

RECOMMENDATION IMPLICATIONS

Financial Implications

The 2011 Mulligan Residence property assessment-based taxes are \$2,913.13.

Municipal portion:	\$1,528.02
Education portion:	\$1,109.81
Library portion:	\$167.30
Pavement Laneway:	\$108.00

The maximum value of assistance available to the applicant would be five years of estimated property taxes (i.e. approximately \$17,000.00) as both the policy maximum of \$150,000 and 50% of eligible costs (i.e. \$19,918.49, which is half of \$39,836.97) are more than five years of estimated property taxes.

Based on acceptance of receipts by the City of Regina for eligible work items completed by December 31, 2011, the property owner of 2022 Retallack Street will start to receive the applicable tax exemption beginning in 2012. The property owner will have until December 31, 2019 to claim maximum value of assistance at which time the agreement with the City will conclude.

Environmental Implications

The proposed restoration of 2022 Retallack Street will contribute to the long term lifespan of this significant residence and enhance the character of the Cathedral area neighbourhood.

Further, conservation of the building contributes to the City's broader objective of promoting environmentally sustainable development.

Strategic Implications

The conservation of the building responds to the City's Vision and the priority of managing growth and community development by enhancing the economic and cultural vibrancy of Regina's core.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

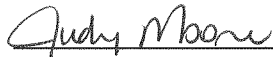
Public communications is not required for this initiative. All heritage properties are listed on the City of Regina website. The Municipal Heritage Advisory Committee, the Regina Public School Board, the Regina Catholic School Division, and the Regina Public Library Board will be provided with a copy of this report.

DELEGATED AUTHORITY

Applications for assistance under the *Municipal Incentive Policy for the Preservation of Heritage Properties* must be approved by City Council.

Respectfully submitted,

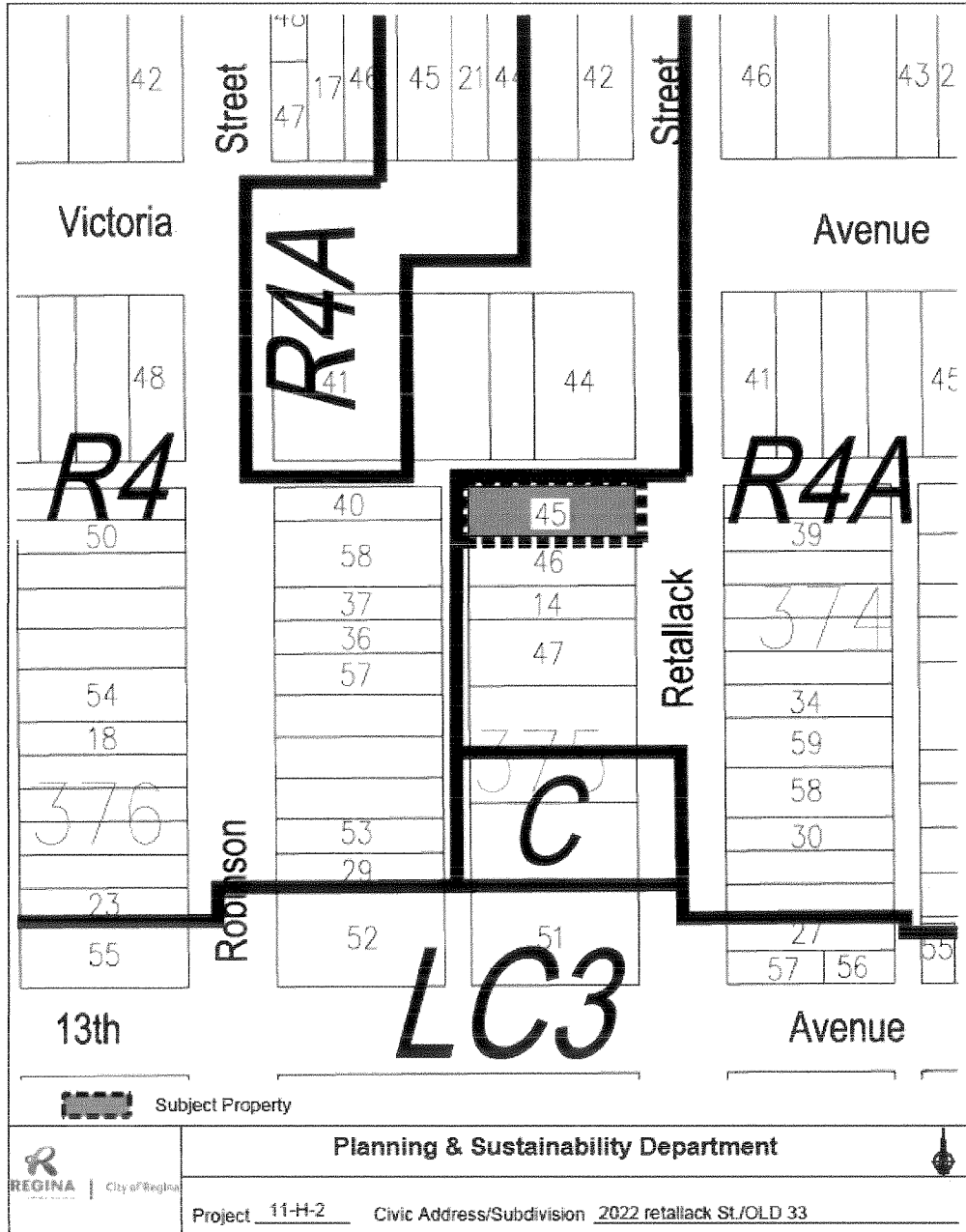
FINANCE AND ADMINISTRATION COMMITTEE



Judy Moore, Secretary

APPENDIX A

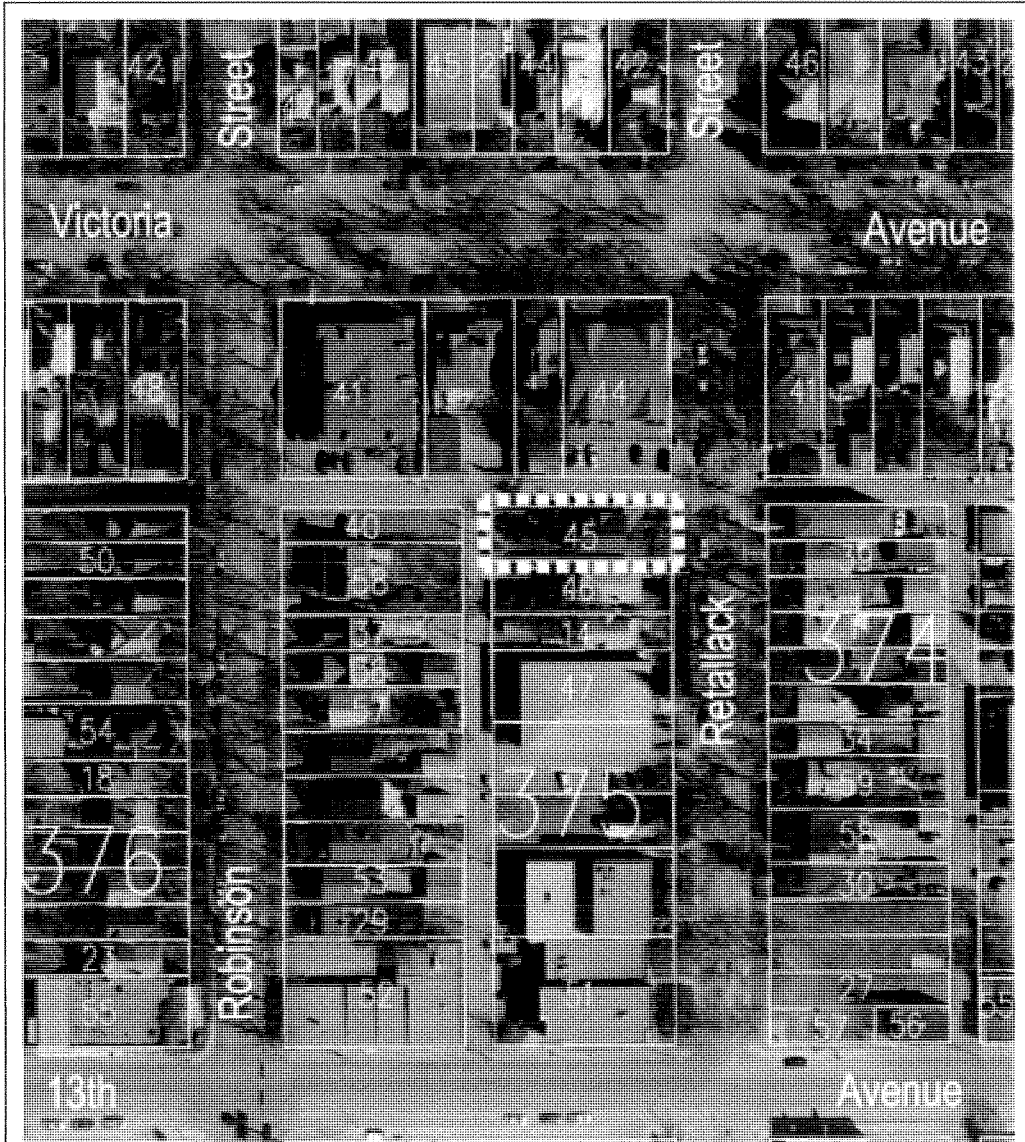
Context Map
2022 Retallack Street



- B.1 -

APPENDIX B

Aerial Map
2022 Retallack Street



Subject Property

Date of Photography : 2009



Planning and Sustainability Department



Project 11-H-2

Civic Address/Subdivision 2022 retallack St./OLD 33

- C.1 -

APPENDIX C

Eligible Costs

(a) Structural Repairs, façade restoration	\$39,836.97
a. Roofing \$19,408.40 (inclusive of GST and PST)	
b. Masonry \$20,428.57 (inclusive of GST and PST)	
(b) Mechanical/electrical/sewer system upgrades	\$0.00
(c) Fire and Safety Code enhancements	\$0.00
(d) Professional fees	\$0.00

Total Eligible Expenses: \$39,836.97

August 22, 2011

To: His Worship the Mayor
and Members of City Council

Re: Municipal Incentive Policy for the Preservation of Heritage Property Application
2812 McCallum Avenue – The “Doll’s House” Residence

**RECOMMENDATION OF THE FINANCE AND ADMINISTRATION COMMITTEE
- AUGUST 2, 2011**

1. That a tax exemption for the property located at 2812 McCallum Avenue be approved in an amount equal to the lesser of:
 - (a) Fifty percent (50%) of eligible work costs as described in Appendix C;
 - (b) \$150,000; or
 - (c) An amount equivalent to the total property taxes payable for the years 2012 to 2016 inclusive.

2. That the provision of the property tax exemption be subject to the following conditions:
 - (a) Eligibility for the property tax exemption includes the requirement that the property possess and retain its formal designation as Municipal Heritage Property in accordance with *The Heritage Property Act*.
 - (b) The property owner shall submit detailed written documentation of payments made for actual costs incurred (i.e. itemized invoices and receipts) in the completion of identified eligible work items. In the event that actual costs exceed the corresponding estimates by more than 10 percent, the property owner shall provide full particulars as to the reason(s) for such cost overruns. 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) Any property tax exemption shall be applied in the year following the completion of the eligible work items or any portion thereof, or in the current year for any work items completed and confirmed by the City prior to December 31, and shall be limited to 50 percent of actual costs.

3. That the City Solicitor be instructed to prepare the necessary agreement and authorizing bylaw for the property tax exemption as detailed in the prepared report; and

4. That a copy of this report be forwarded to the Municipal Heritage Advisory Committee for its information.

FINANCE AND ADMINISTRATION COMMITTEE – AUGUST 2, 2011

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

Councillors: Louis Browne, Sharron Bryce, Michael Fougere, Terry Hincks and Wade Murray 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, 2011, considered the following report from the Administration:

RECOMMENDATION

1. That a tax exemption for the property located at 2812 McCallum Avenue be approved in an amount equal to the lesser of:
 - (a) Fifty percent (50%) of eligible work costs as described in Appendix C;
 - (b) \$150,000; or
 - (c) An amount equivalent to the total property taxes payable for the years 2012 to 2016 inclusive.

2. That the provision of the property tax exemption be subject to the following conditions:
 - (a) Eligibility for the property tax exemption includes the requirement that the property possess and retain its formal designation as Municipal Heritage Property in accordance with *The Heritage Property Act*.
 - (b) The property owner shall submit detailed written documentation of payments made for actual costs incurred (i.e. itemized invoices and receipts) in the completion of identified eligible work items. In the event that actual costs exceed the corresponding estimates by more than 10 percent, the property owner shall provide full particulars as to the reason(s) for such cost overruns. 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) Any property tax exemption shall be applied in the year following the completion of the eligible work items or any portion thereof, or in the current year for any work items completed and confirmed by the City prior to December 31, and shall be limited to 50 percent of actual costs.

3. That the City Solicitor be instructed to prepare the necessary agreement and authorizing bylaw for the property tax exemption as detailed in the prepared report; and

4. That a copy of this report be forwarded to the Municipal Heritage Advisory Committee for its information.

CONCLUSION

The identified work items are considered to be eligible for assistance under the *Municipal Incentive Policy for the Preservation of Heritage Properties* based on their collective contribution to the structural integrity, façade restoration, improved energy efficiency, and prolonged economic life of the subject property. The owner is undertaking the conservation of the exterior wood in a manner that is aimed at protecting the aesthetic value of the house.

The restoration of the building responds to the City's Vision and the priority of managing growth and community development by enhancing the economic and cultural vibrancy of Regina's core.

The house is of value for its architectural design by William Van Egmond, a prominent local architect, for his daughter. The picturesque design and romantic nature of its origin has led to the property being popularly referred to as the "Doll's House."

BACKGROUND

An application has been received from the owner of the property at 2812 McCallum Avenue to restore character-defining elements of the property known as the Doll's House. Refer to the context maps in Appendices A and B for the location of the property.

On May 9, 1983 City Council approved Bylaw No. 7518 designating the Doll's House as municipal heritage property. The purpose of this report is to facilitate a tax exemption related to the restoration.

DISCUSSION

Existing Policy Direction

In accordance with the *Municipal Incentive Policy for the Preservation of Heritage Properties* (originally adopted by City Council on July 29, 1991 and amended on October 22, 2001), assistance in the form of a property tax exemption may be granted to the owner of taxable property over a term of up to eight years and ten years for properties in the downtown. The amount of assistance available is a maximum value equivalent to:

- (a) Fifty percent (50%) of eligible work costs, that is, expenses incurred to restore or preserve architecturally significant elements of a building or structure, to extend its effective life, and/or to ensure its structural integrity;
- (b) \$150,000 (\$250,000 in the downtown); or
- (c) The total property taxes that would otherwise be payable in the five years (eight years for downtown properties) immediately following the year in which the exemption is approved by City Council;

Whichever is least.

The types of work that may be eligible for assistance are listed below.

1. Professional architectural or engineering services.
2. Façade (exterior) improvements, including:
 - a. Preservation/restoration of original building elements, including significant architectural detail;
 - b. Cleaning of surfaces, removal of unsympathetic materials and painting required under (a).
3. Structural stabilization.
4. Improvements required to meet the *National Building Code* (NBC) or City of Regina Bylaw requirements, including the repair or upgrading of mechanical and electrical systems.
5. Improvements to energy efficiency (e.g. insulation, windows, furnace). Such work will be evaluated on the basis of its importance to the rehabilitation or restoration of architecturally important or historically significant elements of the building.
6. Restoration of architecturally or historically significant interiors or interior elements.

Cosmetic interior work, regular maintenance and new additions are not eligible for assistance.

In general, property tax exemptions are initiated in the fiscal year following City Council's approval of assistance and completion of any or all approved work items, in accordance with any performance guidelines and/or time schedules that may be negotiated between the City and the property owner. It is noted that no abatement of outstanding or current taxes will be negotiated with the property owner.

The applicant has requested financial assistance for eligible work under the general category of structural repairs and façade restoration. The conservation work will be conducted in a manner that is aimed at safeguarding the aesthetic value of the Doll's House.

Heritage Value of the Property

The heritage value of 2812 McCallum Avenue resides in its picturesque architectural design. A fanciful appearance is created by the steeply-pitched gable roof and pointed-arched window openings and doorway. The heavy split-cedar shingles facing, irregularity in the shutters, and muted paint tones create an impression of fantasy. The picturesque design and romantic nature of its origin has led to the property being popularly referred to as the "Doll's House."

The heritage value of the property also resides in its contribution to Regina's Old Lakeview community streetscape. The house was designed and constructed in 1928 by prominent Regina architect William Van Egmond as a wedding present to his daughter, Isabelle Lockhart, who lived there until 1935. Its unique design contributes to a streetscape of custom-built, pre-World War I residences in one of Regina's most prestigious areas.

Conservation Work

The work will be consistent with the direction provided in the City of Regina's *Municipal Architectural Heritage Design Guidelines* as set forth in Schedule A to City of Regina Bylaw No. 2007-78. The elements that define the picturesque architectural design such as the steeply-pitched gable roof, the pointed-arch window openings and doorway, the irregular shutters, and the facing of heavy split-cedar shingles. The restoration work is aimed at protecting and maintaining exterior wood elements by preventing water penetration and by maintaining proper drainage so that water or organic material is not allowed to stand on flat, horizontal surfaces or accumulate in decorative features. The contractor has inspected the painted exterior wood surfaces to determine that repainting will be required. Paint removal was recommended as there is significant paint surface deterioration and repainting is required as part of an overall maintenance program. The contractor will remove damaged or deteriorated paint to the next sound layer using the gentlest method possible then repainting in kind.

Items identified for consideration of assistance under the policy are attached as Appendix C. The Administration has determined that these work items are eligible for assistance under the *Municipal Incentive Policy for the Preservation of Heritage Properties*. The property owner intends to complete the eligible work in 2011.

RECOMMENDATION IMPLICATIONS

Financial Implications

The 2011 estimate of the Doll's House property assessment-based taxes are \$2,625.67:

Municipal portion:	\$1,399.70
Education portion:	\$1,016.61
Library portion:	\$153.25
Gravel laneway charges:	\$56.11

The maximum value of assistance available to the applicant would be 50% of estimated eligible costs (i.e. estimated at \$8,000-\$10,000) as both the five years of estimated property taxes (i.e. approximately \$15,260.00) and the policy maximum of \$150,000 are more than five years of 50% of estimated eligible costs.

Based on receipt by the City of Regina of eligible work items being completed by December 31, 2011, the property owner of 2812 McCallum Avenue will start to receive the applicable tax exemption beginning in 2012. The property owner will have until December 31, 2019 to claim the eligible amount at which time the agreement with the City will conclude.

Environmental Implications

The proposed restoration of 2812 McCallum Avenue will contribute to the long term lifespan of this significant residence and enhance the character of the Old Lakeview neighbourhood.

Further, conservation of the building contributes to the City's broader objective of promoting environmentally sustainable development.

Strategic Implications

The conservation of the building responds to the City's Vision and the priority of managing growth and community development by enhancing the economic and cultural vibrancy of Regina's core.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

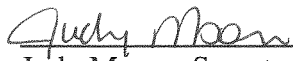
Public communications is not required for this initiative. All heritage properties are listed on the City of Regina website. The Municipal Heritage Advisory Committee, the Regina Public School Board, the Regina Catholic School Division, and the Regina Public Library Board will be provided with a copy of this report.

DELEGATED AUTHORITY

Applications for assistance under the *Municipal Incentive Policy for the Preservation of Heritage Properties* must be approved by City Council.

Respectfully submitted,

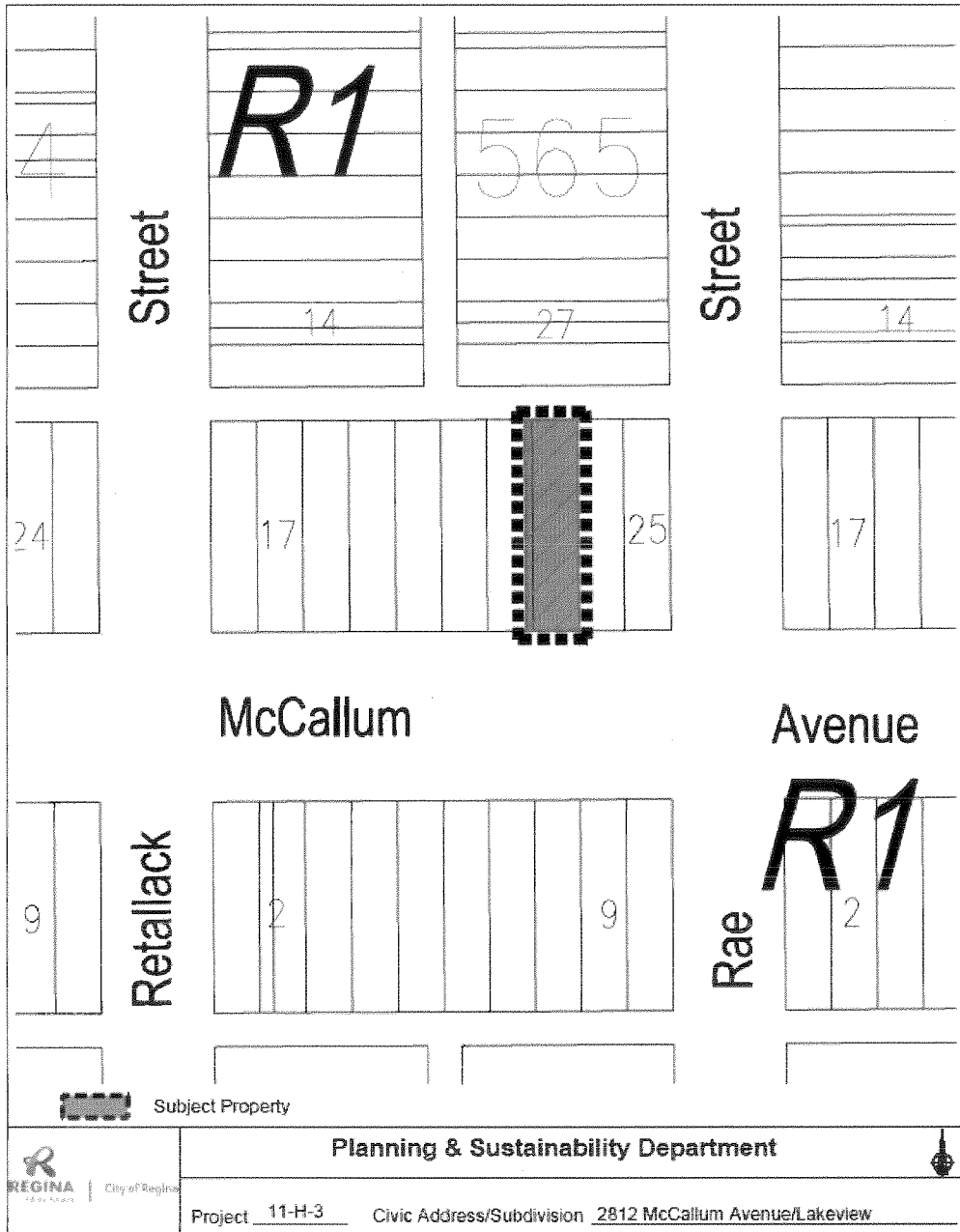
FINANCE AND ADMINISTRATION COMMITTEE



Judy Moore, Secretary

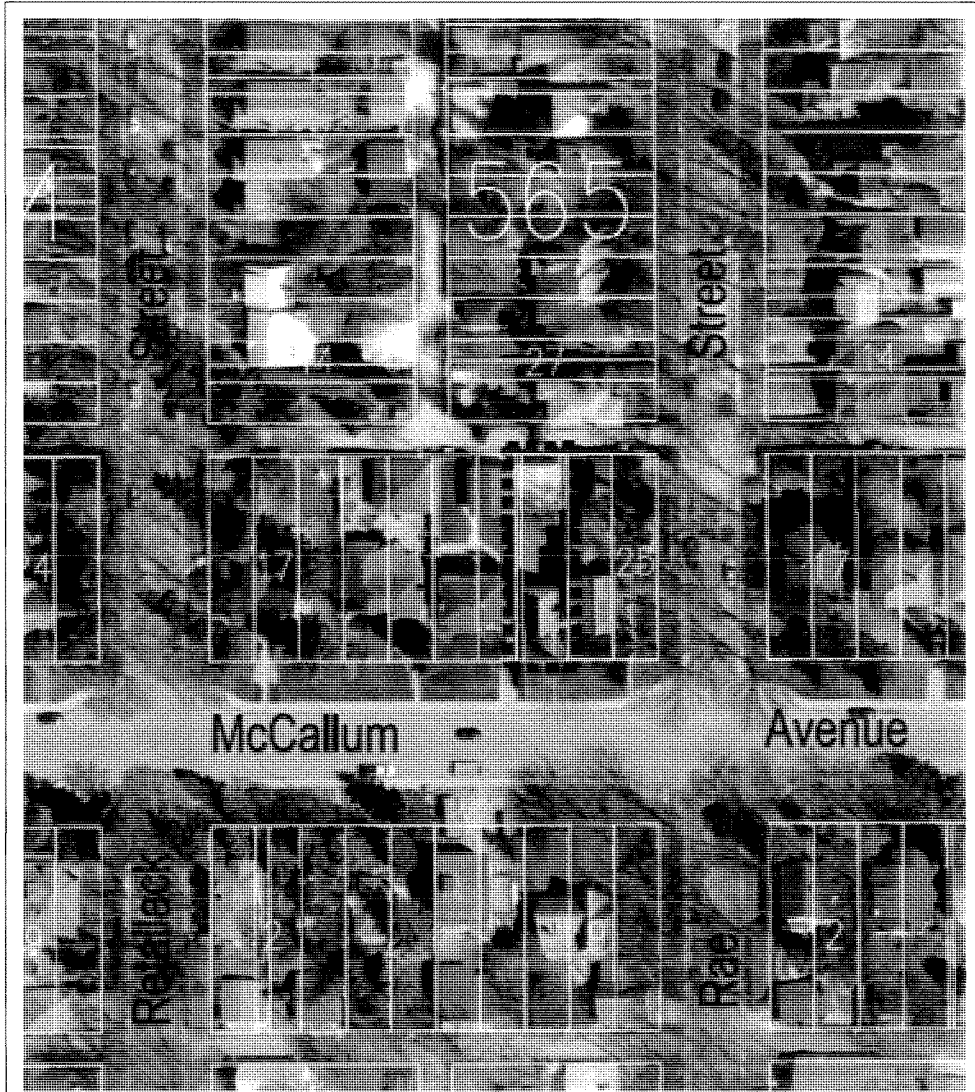
APPENDIX A

Context Map
2812 McCallum Avenue



APPENDIX B

Aerial Map
2812 McCallum Avenue



Subject Property

Date of Photography : 2009



Planning and Sustainability Department



Project 11-H-3

CMc Address/Subdivision 2812 McCallum Avenue/Lakeview

APPENDIX C

Eligible Costs

(a) Structural Repairs, façade restoration	\$16117.50
a. Painting \$8,016.75 (inclusive of GST and PST)	
b. Foundation stabilization \$8,100.75 (inclusive of GST and PST)	
(b) Mechanical/electrical/sewer system upgrades	\$4,036.20
a. High efficiency furnace \$4,036.20 (inclusive of GST and PST)	
(c) Fire and Safety Code enhancements	\$0.00
(d) Professional fees	\$0.00

Total Eligible Expenses: \$20,153.70

August 22, 2011

To: His Worship the Mayor
and Members of City Council

Re: Business Transformation Phase 1 – Oracle E-Business suite R12 Migration RFP Award
Approval

**RECOMMENDATION OF THE FINANCE AND ADMINISTRATION COMMITTEE
- AUGUST 2, 2011**

That IBM Canada Ltd. be engaged to provide professional consulting services for the Business Transformation Phase 1 – Oracle E-Business Suite R12 Migration at a contract value of \$918,060 excluding taxes.

FINANCE AND ADMINISTRATION COMMITTEE – AUGUST 2, 2011

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

Councillors: Louis Browne, Sharron Bryce, Michael Fougere, Terry Hincks and Wade Murray 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, 2011, considered the following report from the Administration:

RECOMMENDATION

That IBM Canada Ltd. be engaged to provide professional consulting services for the Business Transformation Phase 1 – Oracle E-Business Suite R12 Migration at a contract value of \$918,060 excluding taxes.

CONCLUSION

In accordance with the City's Purchasing Policy (Regina Administration Bylaw #2003-69) and the City Purchasing Procedures Manual, Consulting and Professional Service Purchases for contracts of more than \$500,000 require Council approval. The purpose of this report is to seek that approval.

BACKGROUND

The Administration followed the acquisition process in accordance with Bylaw No. 2003-69 for projects valued at \$50,000 to \$500,000. A Request for Proposal was issued to migrate to the new Oracle financial software version, to conduct business process re-engineering (including change to the chart of accounts), and to configure new additional functionality including self-service procurement requests and expense submissions, enhanced purchasing card management,

integrated accounts receivable and improved cash management. This will provide the new stable foundation for the future phases of the Business Transformation Program.

The selected proposal for consulting services for this project is \$765,050 with an additional 20% for travel and living expenses for a total of \$918,060. The administration is seeking approval to award the contract.

The Selection Committee developed an evaluation matrix and weighting/point scheme to evaluate the supplier proposals. The evaluation matrix contained attributes based on the following high level categories:

- Qualifications and Experience
- Methodology and Deliverables
- Project Time Frame
- Project Cost

The committee evaluated three proposals. IBM Canada Ltd. was selected by the committee as the consultant for this project based on the following characteristics of their proposal:

- Provided a unique rapid accelerator approach that was key to deliver the project on time
- Confidence in meeting the timeline
- Provide sufficient time for testing and training
- Lowest price
- Most relevant and recent experience with the scope of our project
- Public Sector and Canadian experience
- Provide post-implementation support including first month end close
- Provide better corporate support including a large onsite team in addition to the accelerator team.

DISCUSSION

The Administration is undergoing a major business transformation to assist in delivering on the mission to become “The best run municipality in Canada”.

Based on several studies, strategies and information collected over the past two years, the City has approved a multi-phased program called Business Transformation Program. This program provides oversight to implement the projects consisting of the following objectives:

- Review core end-to-end business processes, ensuring that opportunities for efficiency are identified and realized.
- Expand the City’s current financial system into a more robust e-business suite of integrated modules, consolidating standalone applications.
- Allow for reliable corporate reporting using accurate secure data; improving access to key business information through enhanced reporting.
- Greater accuracy of data and confidence in the information.
- Building organizational capacity through process efficiencies and workflow automation.
- Improved security through review and re-design of segregation of duties.

The Business Transformation Program contains several critical phases over the next several years. Core end to end business process reviews will be conducted in addition to the implementation of new modules and the decommissioning of other standalone programs. The estimated return on investment for the overall program is 40% over the next five years.

Return on investment examples include reduced paper-based procurement processes through improved workflow approvals; more strategic sourcing of procurement spending; reduced budget book preparation time; improved HR and Payroll processes; and the decommissioning of standalone applications.

The first phase of the Business Transformation Program is to implement the new version of Oracle Financial E-Business Suite, enabling workflows and self-service wherever possible. This initial phase is essential in order to have a stable foundation for the future phases that cannot begin without the completion of this first phase.

Additional phases include:

- Establishing the foundation for a Human Resource System
- Business process improvements (automating) to Asset Management (currently using Microsoft Excel to manage our Tangible Capital Assets and is a recommendation in the Management Letter to automate as soon as possible)
- Implementation of project and grant costing collection and management
- Implementation of a new budgeting system
- Implementation of a new payroll system along with modules that either support or are supported by the payroll process.
- Business performance reporting
- Executive/Managerial dashboards
- Operational scorecards

Oracle Financials has been in place at the City for over 15 years with only three installed modules, general ledger, purchasing and payables. Although the business has changed over the years, many of the configurations and system processes are still around today. As the business has changed, many processes have been re-aligned to support these changes; however, the Oracle E-Business configurations have not always been kept in alignment. This has created some business challenges for the City. We now have the opportunity to expand Oracle Financials into a full suite adding additional integrated modules, re-organizing our chart of accounts and reviewing our processes at the same time. Many of the processes were identified in the Core Services Review as needing improvement and automation.

The proposal for professional consulting services by the selected consultant is \$765,050 with an additional 20% for travel and living expenses. The increased cost for this work is attributed to the complexity of the new modules to implement, time taken to conduct comprehensive business process reviews, and additional functionality that will be implemented.

RECOMMENDATION IMPLICATIONS

Financial Implications

Funds for this initial phase of the program are available in the General Capital Program.

The approved Business Transformation Program budget for 2011 is \$1,623,000. The consulting cost of \$918,060 is part of this total which also includes the internal staffing, hardware and software costs.

Environmental Implications

None with respect to this report.

Strategic Implications

The Business Transformation Program directly aligns with the following strategic priorities/focus:

- Building a Solid Foundation
- Optimizing Resources through Innovation

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

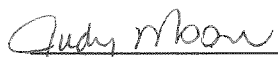
As the project proceeds, a communications strategy will be developed to provide the corporation with an overview of the project including impacts and timelines.

DELEGATED AUTHORITY

Contracts of more than \$500,000 require Council approval.

Respectfully submitted,

FINANCE AND ADMINISTRATION COMMITTEE



Judy Moore, Secretary

August 22, 2011

To: His Worship the Mayor
and Members of City Council

Re: Park Naming – Lakeridge Addition MR-2, The Creeks MR-1, Maple Ridge MR-5, Greens
on Gardiner MR-2, Skyview MR-1

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION
- AUGUST 10, 2011**

1. That Lakeridge Addition MR-2 be named Maat Park.
2. That the Creeks MR-1 be named Ripplinger Park.
3. That Maple Ridge MR-5 be named Krahn Park.
4. That the Greens on Gardiner MR-2 be named Green Meadow Park.
5. That Skyview MR-1 be named Fafard Park.

REGINA PLANNING COMMISSION – AUGUST 10, 2011

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

Councillors: Michael Fougere, Mike O'Donnell and Chris Szarka; Commissioners: David Edwards, Phil Evans, Mark McKee, Ron Okumura, Phil Selenski and Laureen Snook were present during consideration of this report by the Regina Planning Commission.

The Regina Planning Commission, at its meeting held on August 10, 2011, considered the following report from the Administration:

RECOMMENDATION

1. That Lakeridge Addition MR-2 be named Maat Park.
2. That the Creeks MR-1 be named Ripplinger Park.
3. That Maple Ridge MR-5 be named Krahn Park.
4. That the Greens on Gardiner MR-2 be named Green Meadow Park.
5. That Skyview MR-1 be named Fafard Park.

CONCLUSION

Consistent with the Park Naming Policy, the Administration is recommending approval of five park names that have been submitted by the developers in each area. All five names satisfy the City's Park Naming Guidelines and have been approved by the Civic Naming Committee.

BACKGROUND

The Administration has undertaken a process consistent with the Park Naming Policy to name five parks: Lakeridge Addition MR-2, The Creeks MR-1, Maple Ridge MR-5, Greens on Gardiner MR-2, and Skyview MR-1. For each of these parks, the developers have submitted their proposed names to the Civic Naming Committee. Four of the five proposed names are intended to honour individuals who have made significant contributions to the community:

- With respect to Lakeridge Addition MR-2, Dundee Developments has requested that the name "Maat", in honour of Mr. John Maat, be considered.
- With respect to The Creeks MR-1, Karina Developments has requested that the name "Ripplinger" in honour of Mr. Dale Ripplinger and Mr. Henry Ripplinger be considered.
- With respect to Maple Ridge MR-5, Yagar Developments requested the name "Krahn" be considered, in honour of Ms. Evelyn Krahn.
- With respect to Skyview MR-1, Terra Developments has requested that the name "Fafard" be considered in honour of Mr. Joe Fafard.

The fifth name has been proposed to take into consideration the landscape of the development:

- With respect to the Greens on Gardiner MR-2, Yagar Developments has requested the name "Green Meadow", be considered, based on the landscape treatment of the park and the consistency with the theme of the development.

All five names have been considered by the Civic Naming Committee and approved as consistent with the Park Naming Guidelines. As the final step in the process, Council approval is required to assign the names.

DISCUSSION

The proposed names for Lakeridge Addition MR-2, The Creeks MR-1, Maple Ridge MR-5, and Skyview MR-1, were approved under General Criteria section 4.1 b) of the Park Naming Guidelines, which state that an individual has "made a significant contribution in areas that have benefited the community; for example, agriculture, the arts, cooperatives, education, business or industry, journalism, medicine, politics, religion, science, public service, recreation or sports on a local, national or international scale".

1) Lakeridge Addition MR-2

The proposed name "Maat" is meaningful for the community as it honours an individual who made significant contributions to the community in the areas of religion and business.

- Mr. John Maat moved to Regina in 1986 after attending the Niagara Parks Commission School of Horticulture and working in Toronto for a few years. Mr. Maat, one of the first journeyman landscapers in Saskatchewan, was the manager of the Wilco Group of Companies' Regina branch, part of the Wilco Contractors Southwest Inc. group (Regina, Saskatoon and Calgary). While with Wilco, Mr. Maat was responsible for designing the greenspace for many of Dundee Developments' subdivisions. He was also a long-time President of the Full Gospel Businessmen Fellowship, a member of Regina Apostolic Church, and a missionary in Guatemala and El Salvador. In addition, he was also a member of the Saskatchewan Nursery and Landscaping Association.

The name "Maat" was approved by the Civic Naming Committee on June 13, 2011.

2) The Creeks MR-1

The proposed name "Ripplinger" is meaningful for the community as it honours two individuals who made significant contributions to the Community in business and the arts.

- Mr. Dale Ripplinger grew up in Regina on land that is now part of The Creeks subdivision. Mr. Dale Ripplinger, a realtor by trade, has been an integral part of the Association of Regina REALTORS (Director, President, Vice-President), the Association of Saskatchewan REALTORS (Director, President, Vice-President), and was the Canadian Real Estate Association President in 2009.
- Mr. Henry Ripplinger is a well known Regina entrepreneur, artist and author. His café and art gallery, Henry's, is a local institution. His artwork was featured in the book *If You're Not From The Prairies*, written by David Bouchard. Ripplinger himself has two bestselling Christian romance novels published, *Pewter Angels* and *Another Angel of Love*.

The name "Ripplinger" was approved by the Civic Naming Committee on June 13, 2011.

3) Maple Ridge MR-5

The proposed name "Krahn" is meaningful to the community as it honours an individual who made significant contributions to the community in the area of sports.

- Ms. Evelyn Krahn was the skip of the Krahn curling rink, which won the provincial women's championship from 1982-1987 consecutively and the Canadian women's senior curling championship in 1984, 1985 and 1986. Ms. Krahn has volunteered extensively in the curling world, including serving as chair of the Scott Tournament of Hearts when it first held in Regina in 1982 and serving as the president of the Canadian Curling Association for many years. She was inducted into the Canadian Curling Hall of Fame, the Saskatchewan Sports Hall of Fame and the Regina Sports Hall of Fame.

The name "Krahn" was approved by the Civic Naming Committee on August 4, 2009.

4) Skyview MR-1

The proposed name “Fafard” is meaningful to the community as it honours an individual who made significant contributions to the community in the area of arts.

- Joseph “Joe” Fafard (1942-) was born in the Fransaskois community of Ste. Marthe, Saskatchewan. He earned an undergraduate degree from the University of Manitoba and a graduate degree from Pennsylvania State University. Mr. Fafard came to Regina in 1968 to teach at the University of Saskatchewan, Regina Campus, and became part of what was informally known as the Regina Folk School. Mr. Fafard has experimented with many different media, including ceramics, bronze and laser-cut steel. His subjects have included people he grew up with in Ste. Marthe, famous Canadian politicians, artists (including both friends and historical figures such as Vincent Van Gogh), and his signature cows and horses. Mr. Fafard has been named an Officer of the Order of Canada, was a winner of the Saskatchewan Order of Merit, and has received both the Architectural Institute of Canada Allied Arts Award and an honorary doctorate from the University of Regina. He has resided in Pense since 1971.

The name “Fafard” was approved by the Civic Naming Committee on November 15, 2007. The developer of this park also plans to install a sculpture by Mr. Fafard in the space to further recognize his significant contributions to the arts.

5) The Greens on Gardiner MR-2

The proposed name for the Greens on Gardiner MR-2 was approved under Guideline 4.6 of the Park Naming Guidelines which includes “terms which arise from the distinctive prairie landscape and the ecological and ethnological habitats found in Saskatchewan. Names can therefore be derived from landforms, flora, fauna, agricultural, aboriginal and other ethnic communities of Saskatchewan.”

RECOMMENDATION IMPLICATIONS

Financial Implications

As these parks are considered the property of the developer at the time of the naming, the developers will incur the cost to install the tower sign and associated decals.

Environmental Implications

There are no environmental implications for this initiative.

Strategic Implications

The Park Naming Policy contributes to the harmony of the city of Regina by providing an opportunity for the community to participate in the process of park naming as an opportunity to become engaged in what is happening within the community.

Other Implications

There are no other implications for this initiative.

Accessibility Implications

There are no accessibility implications for this initiative.

COMMUNICATIONS

The Community Associations have been informed of the aforementioned names. The Administration will work with the developers to ensure park signs are developed, consistent with City standards.

DELEGATED AUTHORITY

In accordance with the Open Space Park Naming Policy and Procedures, City Council approval is required to name park space.

Respectfully submitted,

REGINA PLANNING COMMISSION



Judy Moore, Secretary

August 22, 2011

To: His Worship the Mayor
and Members of City Council

Re: Application for Discretionary Use Approval (11-DU-11) Proposed Bed and Breakfast
Homestay – 2336 St. John Street

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION
- AUGUST 10, 2011**

1. That the discretionary use application for a proposed bed and breakfast homestay in the existing detached dwelling located at 2336 St. John Street be APPROVED, and that a Development Permit be issued subject to the following conditions:
 - (a) The proposed use shall be consistent with the attached site plan, prepared by Envision Drafting and Design Ltd., and shall contain a maximum of three guest bedrooms.
 - (b) The driveway and parking areas identified in the front and south side yards of the subject property shall be hard-surfaced, in accordance with subsection 14B.4.3(2) of *Regina Zoning Bylaw No. 9250*.
 - (c) The applicant shall be responsible for the cost of extending the existing driveway crossing along the St. John Street frontage, to accommodate direct access to the more northerly parking stall, and which crossing shall be constructed to the applicable City standards.
 - (d) The proposed use shall otherwise comply with all applicable standards and regulations under *Regina Zoning Bylaw No. 9250*

REGINA PLANNING COMMISSION – AUGUST 10, 2011

Keith Bomphray 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: Michael Fougere, Mike O'Donnell and Chris Szarka; Commissioners: David Edwards, Phil Evans, Mark McKee, Ron Okumura, Phil Selenski, Laureen Snook and Lorne Yagelniski were present during consideration of this report by the Regina Planning Commission.

The Regina Planning Commission, at its meeting held on August 10, 2011, considered the following report from the Administration:

RECOMMENDATION

1. That the discretionary use application for a proposed bed and breakfast homestay in the existing detached dwelling located at 2336 St. John Street be APPROVED, and that a Development Permit be issued subject to the following conditions:
 - (a) The proposed use shall be consistent with the attached site plan, prepared by Envision Drafting and Design Ltd., and shall contain a maximum of three guest bedrooms.
 - (b) The driveway and parking areas identified in the front and south side yards of the subject property shall be hard-surfaced, in accordance with subsection 14B.4.3(2) of *Regina Zoning Bylaw No. 9250*.
 - (c) The applicant shall be responsible for the cost of extending the existing driveway crossing along the St. John Street frontage, to accommodate direct access to the more northerly parking stall, and which crossing shall be constructed to the applicable City standards.
 - (d) The proposed use shall otherwise comply with all applicable standards and regulations under *Regina Zoning Bylaw No. 9250*
2. That this report be forwarded to the August 22, 2011 City Council meeting.

CONCLUSION

The proposed bed and breakfast homestay will be required to comply with all of the applicable regulations and standards for such establishments under the Zoning Bylaw.

Based on comments received by the Administration from surrounding residents and the Heritage Community Association, in response to the circulation of this application, the proposed use appears to be largely supported. The primary concern that was expressed pertained to the potential of the establishment to worsen existing problems with on-street parking congestion in the neighbourhood. The proposed on-site parking complement exceeds the minimum standard for bed and breakfast homestays and should be sufficient to accommodate the parking needs of guests in most circumstances.

BACKGROUND

An application for discretionary use approval has been received in relation to the above-referenced proposal on the subject property. The property is located within the Old No. 33 Subdivision and the boundaries of the Heritage Community Association.

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250* and *The Planning and Development Act, 2007*.

DISCUSSION

The Applicant's Proposal

The applicant proposes to establish a bed and breakfast homestay within the existing two and one-half storey, detached dwelling on the subject property. This use is defined in the Zoning Bylaw as "an owner-occupied dwelling unit where short-term lodging rooms and meals are provided." The proposed establishment will contain three guest bedrooms on the second floor of the building. According to the applicant, each bedroom will contain one queen size bed.

In accordance with the parking provisions of *Regina Zoning Bylaw No. 9250*, the proposed establishment will require at least two on-site parking stalls. The applicant's site plan (revised from the original plan that was submitted with the application) identifies two existing spaces in the front and south side yard of the property, with an additional opportunity for tandem parking offered by the driveway approach to the side yard space. The applicant further proposes to remove the existing detached garage, which will be replaced by a new double garage to be accessed from the rear lane. With the garage and front yard parking stalls, there will be a total of four regulation spaces on the property, with an additional space in tandem.

The driveway was previously hard-surfaced, but that surface treatment has since been removed. The second parking space to the north of the driveway does not have direct access to the street and is also not surfaced. The applicant would be required to surface the driveway and parking spaces and extend the driveway crossing as a condition of discretionary use approval.

The subject property is currently zoned R4 - Residential Older Neighbourhood, in which a bed and breakfast homestay is classified as a discretionary use. Surrounding land uses are primarily lower density residential in all directions. The property is also located close to the General Hospital and, therefore, will possibly attract guests who are visiting hospital patients.

RECOMMENDATION IMPLICATIONS

Financial Implications

The subject property is located within a mature inner-city neighbourhood that already receives a full complement of municipal services. The proposal would not require the development of additional infrastructure and, therefore, would not materially affect the extent or cost of municipal services provided to this area. The costs of water, sewer and storm drainage services are fully recovered through the utility charges.

The applicant will be responsible for the costs to extend the existing driveway crossing along the St. John Street frontage.

Environmental Implications

The proposal constitutes a viable reuse of an existing dwelling and, as such, contributes to community objectives with respect to environmental sustainability.

Strategic Implications

The proposal responds to the City's strategic priorities by:

- optimizing existing infrastructure capacity; and
- effecting reuse of an existing building with appropriate new uses.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Community Input

The subject property was sign-posted on May 2, 2011. Information regarding the applicant's proposal was provided to approximately 110 owners and occupants of properties located within 75 metres of the property. The proposal was also circulated to the Heritage Community Association and the Central Zone Board.

The community association provided the following comments in an e-mail response:

We canvassed the community residents who live on the 2300 block of St. John Street. We were able to speak directly with seven residents. One resident indicated that they have already provided comments to the City and did not share those comments with us.

Residents comments were all made regarding their concerns about additional parking pressures being added to the street due to a business operating at this location. Everyone mentioned that there isn't enough parking on the street now and fear that it will become even more of a problem if the guests of the proposed Bed and Breakfast will also be parking on the street.

It is the Association's understanding after speaking with the City that only two parking stalls are required on site for this development. The drawings provided with the application identify the potential to accommodate at least four parking stalls on the property.

In the interest of neighbourhood harmony, the Association would like to request that the City encourage the property owners to accommodate as many stalls on site as would be permitted as a show of good faith to their neighbours that their business will not add any additional parking woes to an already beleaguered community.

It is also the understanding of the Association that the owners of the property must live at this location in order for it to function as a bed and breakfast. It would also appear that the dwelling is not being altered in a way that would deter it from reverting to a single family

dwelling in the future. We have been assured that rental suites that would require their own appliances are not part of this application.

Comments were not received from the zone board prior to the finalization of this report.

In response to the circulation of this proposal to surrounding property owners and residents, comments were received from eleven respondents, seven of which expressed full or conditional support. Two respondents indicated that they had questions or concerns regarding the proposal, and two expressed opposition.

One respondent, who expressed full support for the proposal, suggested that the area around the General Hospital should be designated as a “semi-commercial” precinct. Allowing for the conversion of dwellings to restaurants and accommodations for hospital visitors, or other small-scale business ventures, would generate additional revenue for the city and livelihoods for area residents.

The principal concern that was expressed related to the potential for the proposal to worsen existing problems with on-street parking congestion, due to such factors as:

- the presence of the General Hospital and its associated staff and visitor parking demands;
- a lack of enforcement of time limits for on-street parking by the City;
- narrow roadway widths on St. John Street and in the surrounding area; and
- under-utilization of rear yard parking opportunities.

Another expressed concern was that the proposed establishment might become a “home for transients” if the bed and breakfast operation proved to be unsuccessful.

In response to the parking concern, the proposed on-site complement of four parking spaces (not including the front yard driveway) exceeds the minimum requirement of two stalls, i.e., one stall for guests and one for the owner/occupant. It is expected that not all guests will arrive with private vehicles. As such, requiring the applicant to provide additional parking would seem onerous and not in keeping with the older neighbourhood setting of the property.

It is noted that, by definition, a bed and breakfast homestay must be owner-occupied and provide accommodations on a short-term basis. It must also comply with building code provisions with respect to occupancy, which establish that the building must continue to function essentially as a detached dwelling. The guest rooms cannot be occupied as separate dwelling units with their own cooking facilities.

Other Agencies

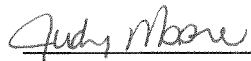
The applicant’s proposal was circulated to the Public and Separate School Boards for review and comment. Both school boards have indicated in writing that they have “no concerns.”

DELEGATED AUTHORITY

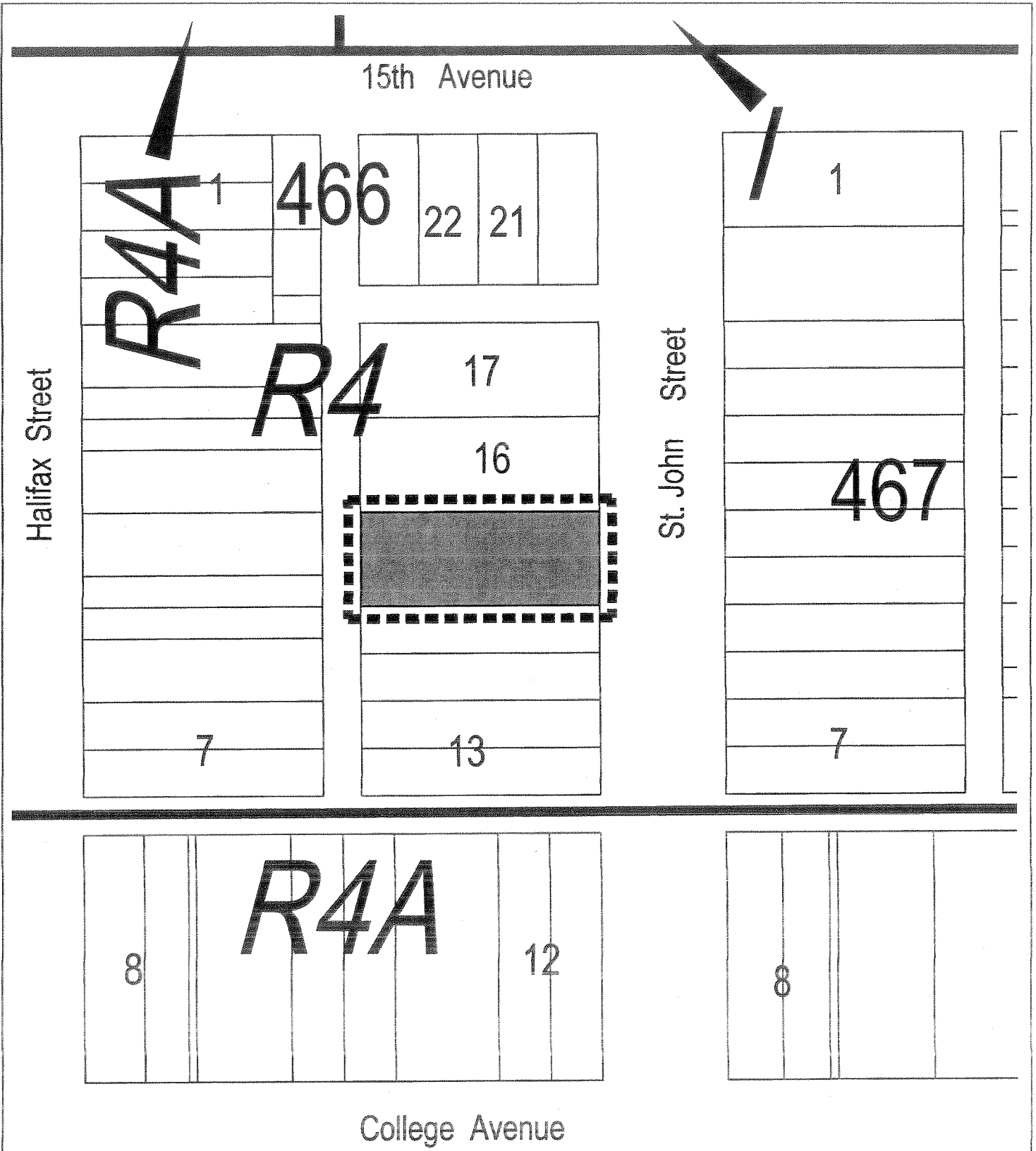
City Council's approval is required for discretionary use applications pursuant to Section 56 of *The Planning and Development Act, 2007*.

Respectfully submitted,

REGINA PLANNING COMMISSION



Judy Moore, Secretary



Subject Property



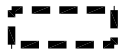
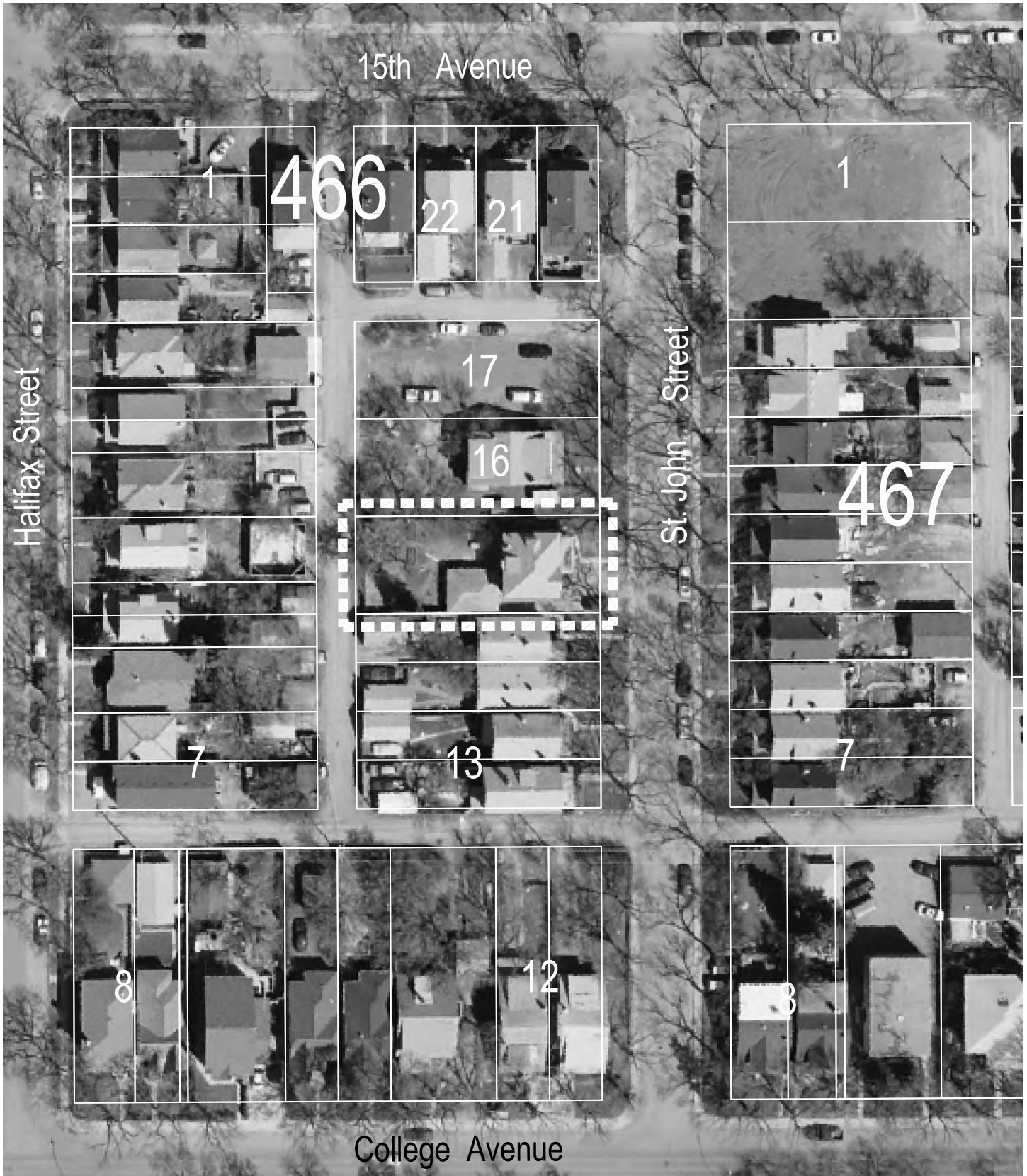
City of Regina

Planning & Sustainability Department



Project 11-DU-11

Civic Address/Subdivision 2336 St. John Street



Subject Property

Date of Photography : 2009

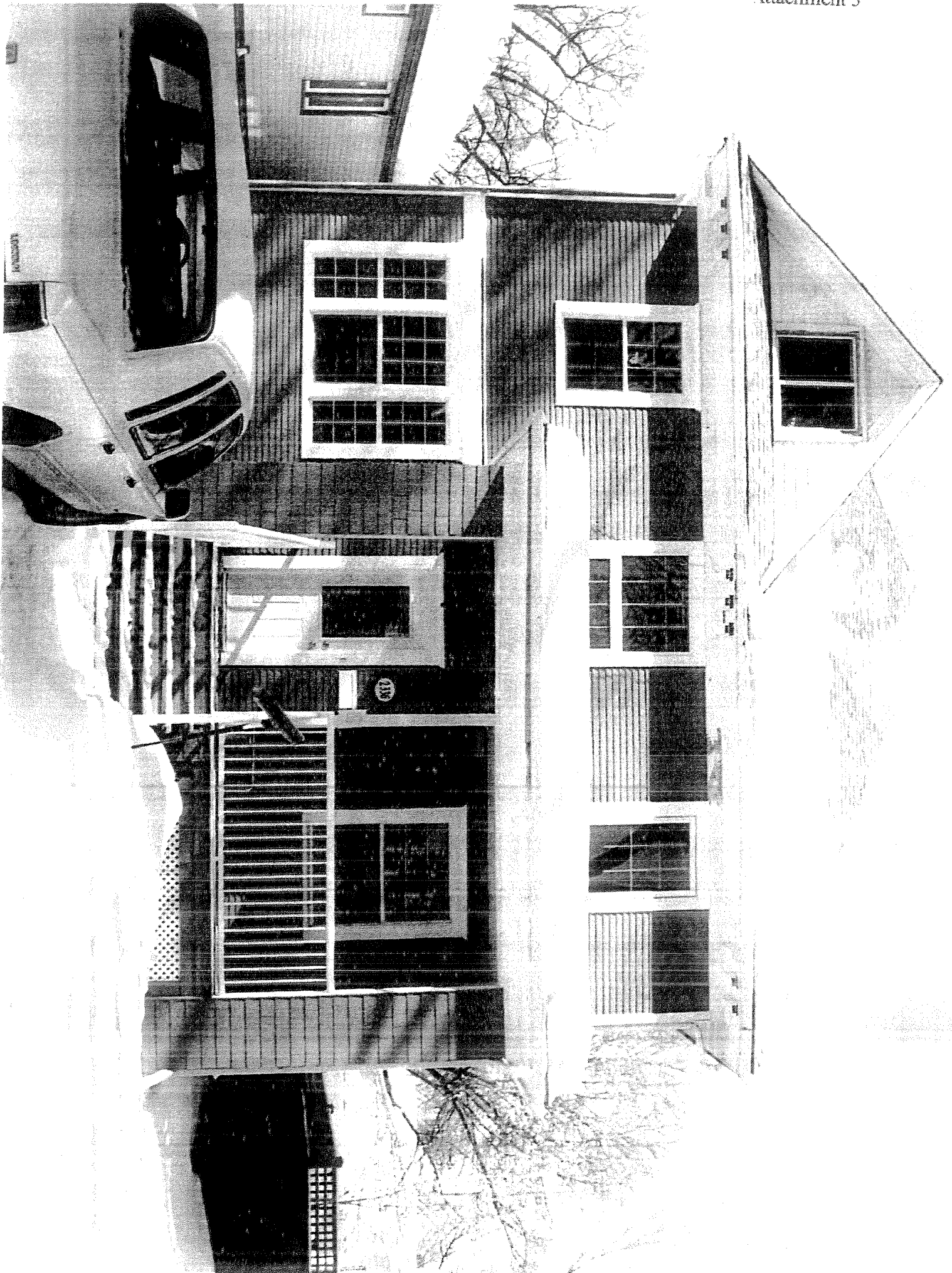


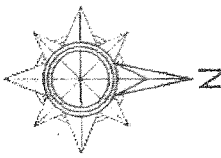
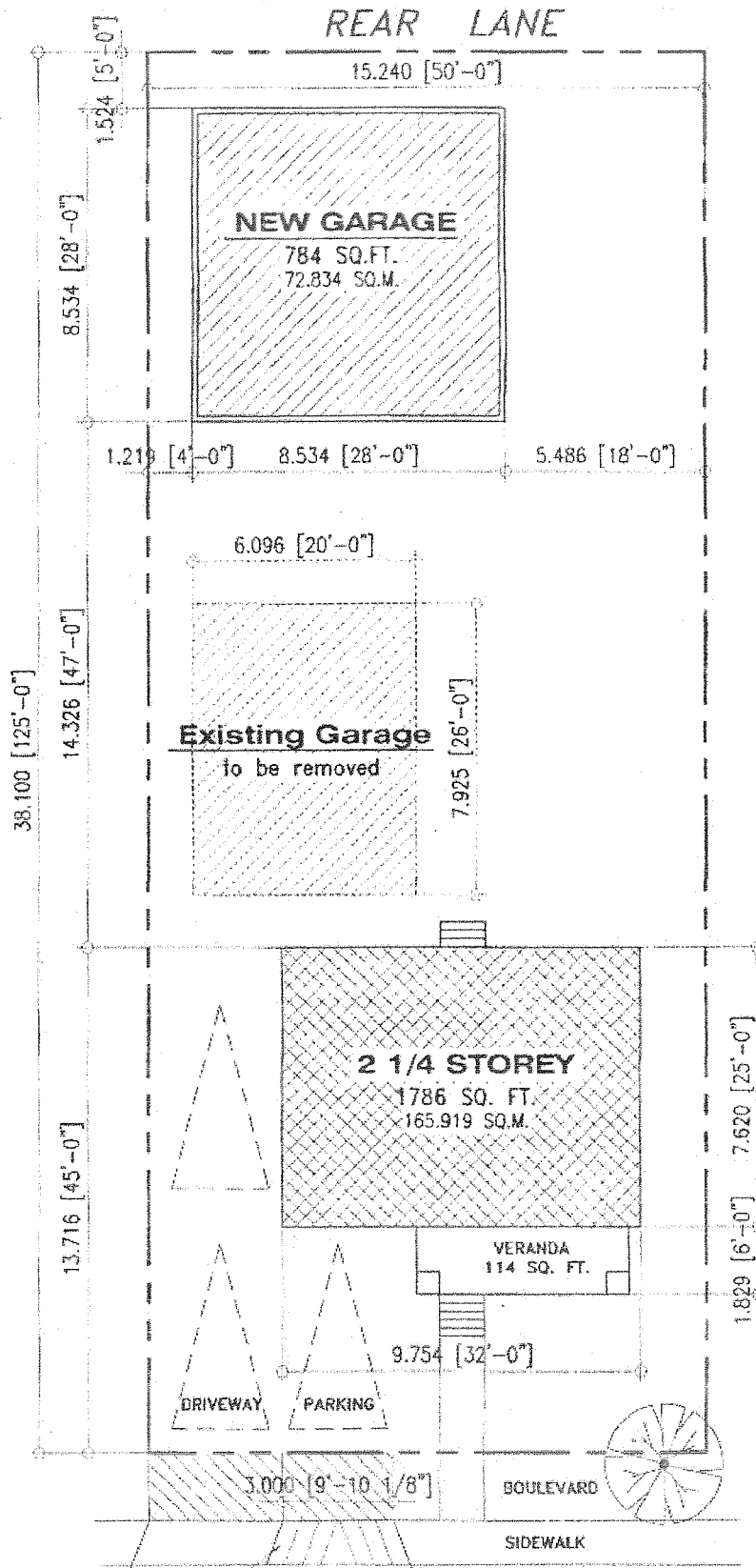
**Planning and Sustainability Department
Planning & Development Division**



Project 11-DU-11

Civic Address/Subdivision 2336 St. John Street





SITE LEGEND:

	PROPERTY LINE
LOT AREA:	6266 SQ. FT.
HOUSE FLOOR AREA:	1786 SQ. FT.
HOUSE FOOTPRINT:	800 SQ. FT.
VERANDA:	114 SQ. FT.
GARAGE:	784 SQ. FT.
TOTAL:	1698 SQ. FT.
% DEVELOPMENT:	27.1%
FLOOR AREA RATIO:	41.27%

NEW DRIVEWAY CUT AT CITY SIDEWALK
 2336 ST. JOHN STREET

SITE PLAN

1:200

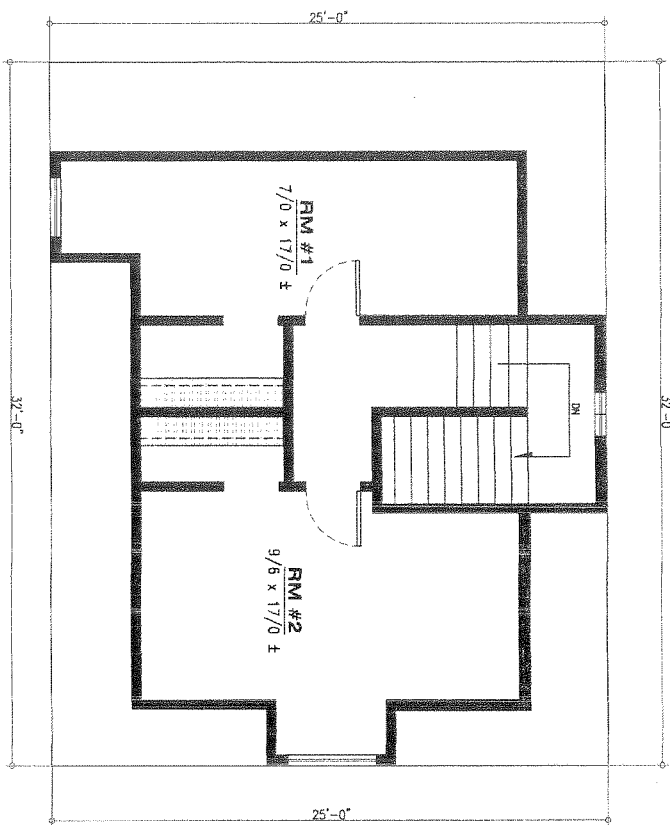
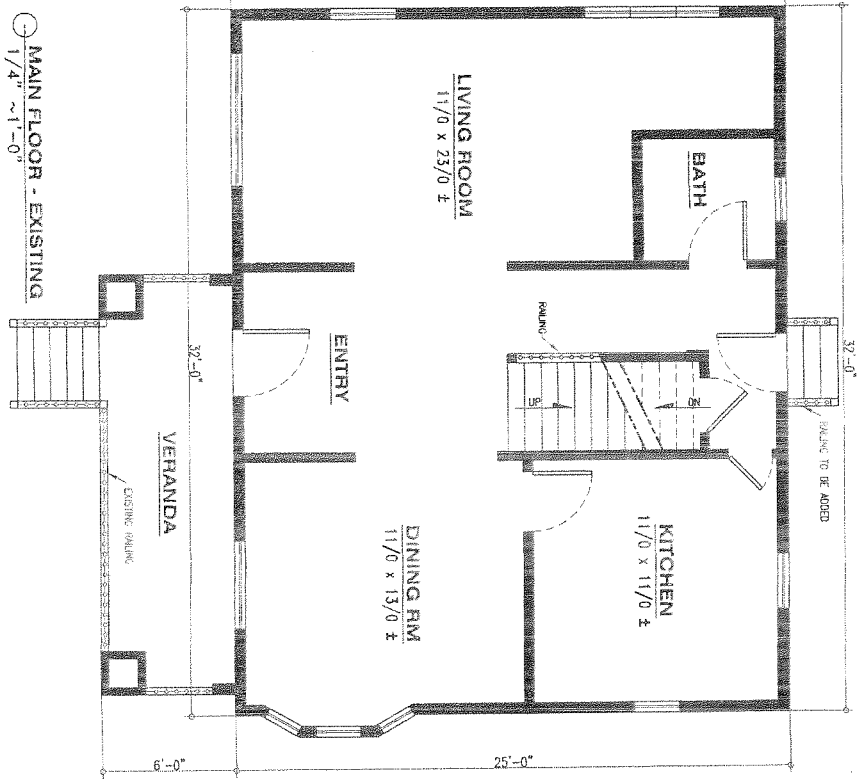
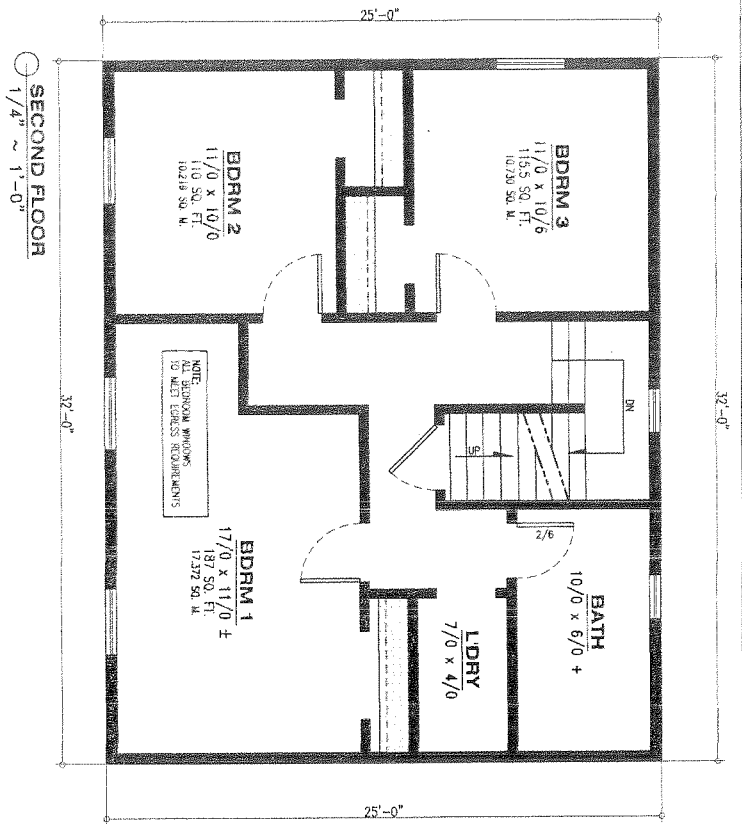


705 - 1st Avenue Regina, SK
 (S06) 352-6766
 www.envisiondrafting.co

NOTE:

SURVEYOR TO VERIFY DIMENSIONS

LOT	15
BLOCK	466
PLAN NO.	OLD 33
SUBDIVISION	GENERAL HOSPITAL
BUILDER	
APPLICANT	BOMPHRAY, KEITH



GENERAL NOTES:

1. ALL DIMENSIONS ARE METRIC. METRIC MEASUREMENTS & MAY BE PROVIDED IN METRIC (mm) AS (mm) ON NOT SCALE DRAWINGS.
2. RECORDED APPROVALS AND PERMITS TO BE OBTAINED FROM THE AUTHORITIES HAVING JURISDICTION.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA (CURRENT EDITION) AND ANY AUTHORITIES HAVING JURISDICTION.

2336 ST. JOHN STREET



PROJECT: BOMPHRAY, KEITH
2336 ST. JOHN STREET
REGINA, SK

DATE: MARCH / 2011	DWG. NO.: ENV-1786 [2&B]
SCALE: 1/4" = 1'-0"	
DRAWN BY: P.M./B.A.	
<p>705 - 1st Avenue Regina, Saskatchewan (406) 322-0100 www.envision.ca</p>	
<p>A-1</p>	

August 22, 2011

CR11-105

To: His Worship the Mayor
and Members of City Council

Re: Discretionary Use Application (11-DU-13) Proposed Office in IA Zone
345 Maxwell Crescent, Ross Industrial Subdivision

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION
- AUGUST 10, 2011**

- 1) That the discretionary use application for office space within a proposed commercial building at 345 Maxwell Crescent (Lot 6 in Block 21, Plan No. 77R56670) be APPROVED, and that a Development Permit be issued, subject to the following conditions:
 - a. The proposed development shall be consistent with the site plan (P2) and elevation drawings (P5 and P6), attached to this report.
 - b. The proposed development shall otherwise conform to applicable standards and regulations contained within *Regina Zoning Bylaw No. 9250*.

REGINA PLANNING COMMISSION – AUGUST 10, 2011

Julie Slobodzian, representing North Ridge Developments,, 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: Michael Fougere, Mike O'Donnell and Chris Szarka; Commissioners: David Edwards, Phil Evans, Mark McKee, Ron Okumura, Phil Selenski, Laureen Snook and Lorne Yagelniski were present during consideration of this report by the Regina Planning Commission.

The Regina Planning Commission, at its meeting held on August 10, 2011, considered the following report from the Administration:

RECOMMENDATION

- 1) That the discretionary use application for office space within a proposed commercial building at 345 Maxwell Crescent (Lot 6 in Block 21, Plan No. 77R56670) be APPROVED, and that a Development Permit be issued, subject to the following conditions:
 - a. The proposed development shall be consistent with the site plan (P2) and elevation drawings (P5 and P6), attached to this report.

- b. The proposed development shall otherwise conform to applicable standards and regulations contained within *Regina Zoning Bylaw No. 9250*.

2) That this report be forwarded to the August 22, 2011 City Council meeting.

CONCLUSION

The applicant proposes to develop a two-storey building that will accommodate industrial, commercial and office uses on the subject property. The proposed development will be required to comply with applicable standards and regulations of *Regina Zoning Bylaw No. 9250*. The small scale of office use should not have significant impact on downtown's role as the primary location for major office uses and occupancies.

BACKGROUND

An application for discretionary use approval has been submitted by the registered owner and is being considered pursuant to *The Planning and Development Act, 2007*, *Regina Zoning Bylaw No. 9250*, and *Regina Development Plan Bylaw No. 7877* (Official Community Plan). The subject property is located within the Ross Industrial subdivision.

DISCUSSION

The Applicant's Proposal

The applicant proposes to develop a two-storey building, with a total floor area of 1115 m², that will accommodate industrial, commercial and office uses on the subject property. Approximately 60% (670 m²) of the building will be occupied by a commercial office tenant that works closely with potash and mining consultants. The remaining 40% (445 m²) of the building is intended for a future commercial tenant.

The proposal includes a gravel area to the east of the building, as shown on the proposed site plan that will accommodate the storage of trucks and large vehicles by the commercial office tenant. The outdoor storage compound; storage garage and an unfinished area within the principal building to be developed for workshop or warehousing space; will be used by the commercial tenant.

The subject property is currently zoned IA – Light Industrial, in which an office is a discretionary use. The proposal requires 19 parking stalls in accordance with the provisions of *Regina Zoning Bylaw No. 9250*. The applicant is proposing 35 parking stalls exceeding the minimum parking requirement by 16 parking stalls. Surrounding land uses include a variety of industrial and commercial establishments.

Regina Development Plan (OCP) Implications

Pursuant to *The Planning and Development Act, 2007*, all development shall conform to the Official Community Plan (OCP). The applicant's proposal was reviewed in accordance with Regina's OCP.

The OCP encourages the retention and enhancement of the downtown as the primary business, office, cultural and administrative centre of the city. Maintaining the downtown as the key business district benefits both the city and businesses in the city, in a variety of ways including:

- Bringing more employment to the city centre and creating more demand for related services, therefore increasing the overall vibrancy of the downtown;
- Reducing the transportation infrastructure demands as transit and alternate forms of transportation are widely accessible and other amenities such as restaurants and public spaces are available within walking distance of major employers;
- Creating an environment in which businesses can mutually benefit from close proximity to other businesses;
- Creating more demand for other services within the downtown; and
- Promoting compact urban form and higher land utilization in the city centre.

As the subject property is located outside of the downtown area, the future office would not enjoy some of the above benefits, including the convenient pedestrian access. However, certain types of office users may benefit from locating in other areas of the city. Customers of the proposed tenant are likely situated near industrial areas such as Ross Industrial subdivision instead of downtown. Such businesses may not benefit from, and may be of less benefit to, a downtown environment.

Further, the office building is relatively small in scale. Policies related to office development contained in the OCP do not define “major office;” however, using the real estate industry standard, the Administration has interpreted “major” office to be 20,000 ft² (1858 m²) and over. This means that the proposed office, comprising 60% (670 m²) of the building would not be considered a “major” office, and would not substantially impact on the vibrancy of the downtown.

Aquifer Protection

The subject property is located in the low sensitivity aquifer protection overlay zone. The applicant will be required to adhere to performance regulations for this zone to protect the Regina Aquifer system from contamination from development activities.

The applicant has provided the Administration with confirmation that there will be no hazardous materials stored on the property.

RECOMMENDATION IMPLICATIONS

Financial Implications

The subject property is located within a developed industrial area that already receives a full complement of municipal services. The proposal would not require the development of additional infrastructure and, therefore, would not materially affect the extent or cost of municipal services provided to this area. The costs of water, sewer and storm drainage services are fully recovered through the utility charges.

Environmental Implications

The proposed subdivision forms part of an approved concept plan that is required to conform to OCP policies concerning sustainability, which are intended to address potential environmental impacts associated with industrial and commercial development by:

- a) Ensuring industrial and commercial development meets acceptable environmental standards; and
- b) Improving the environmental quality of the urban environment by reducing the potential conflict between industrial and non-industrial uses.

Strategic Implications

As a new commercial office and service-related use, the proposed development responds to the city's growth and the need for increased office space in Regina. This will contribute to a vibrant and sustainable community where people thrive in opportunity.

Accessibility Implications

None with respect to this report

COMMUNICATIONS

Public Notice

The Administration notified the public through the following measures:

- Posting of notification signage on the subject property on June 2, 2011.
- Direct notice of the proposal, mailed to 15 property owners and occupants within 75 metres of the subject property. No feedback was received in response to the mail out.
- Circulation of the proposal to the North Zone and East Zone Boards for review and comment. No comments were received from either board prior to the finalization of this report.

Other Agencies

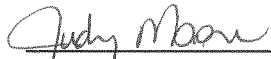
The proposal was circulated to the Public and Separate School Boards for review and comment. Both school boards indicated that they have no concerns with the proposal.

DELEGATED AUTHORITY

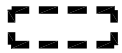
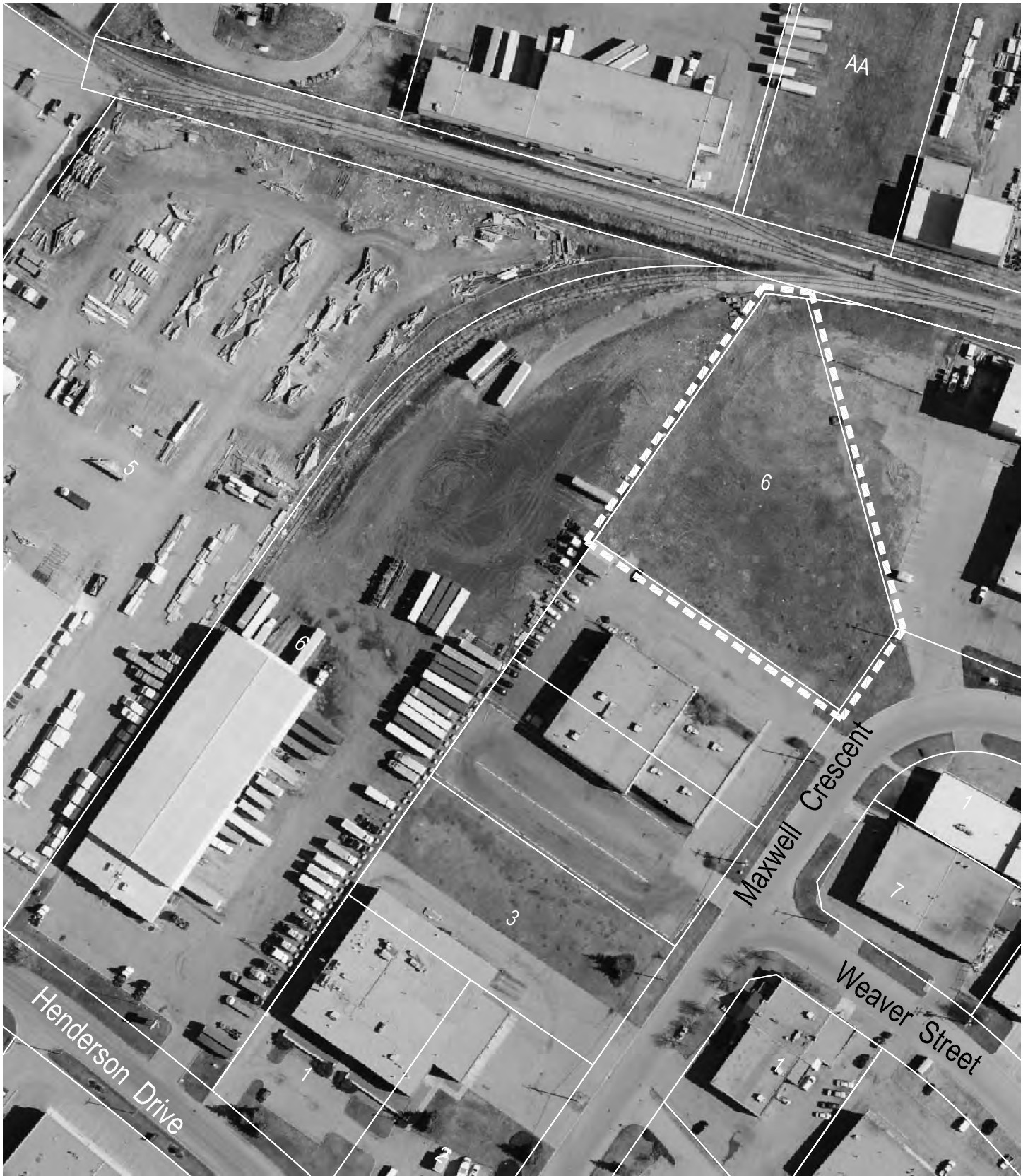
City Council's Approval is required pursuant to Section 56 of *The Planning and Development Act, 2007*.

Respectfully submitted,

REGINA PLANNING COMMISSION



Judy Moore, Secretary



Subject Property

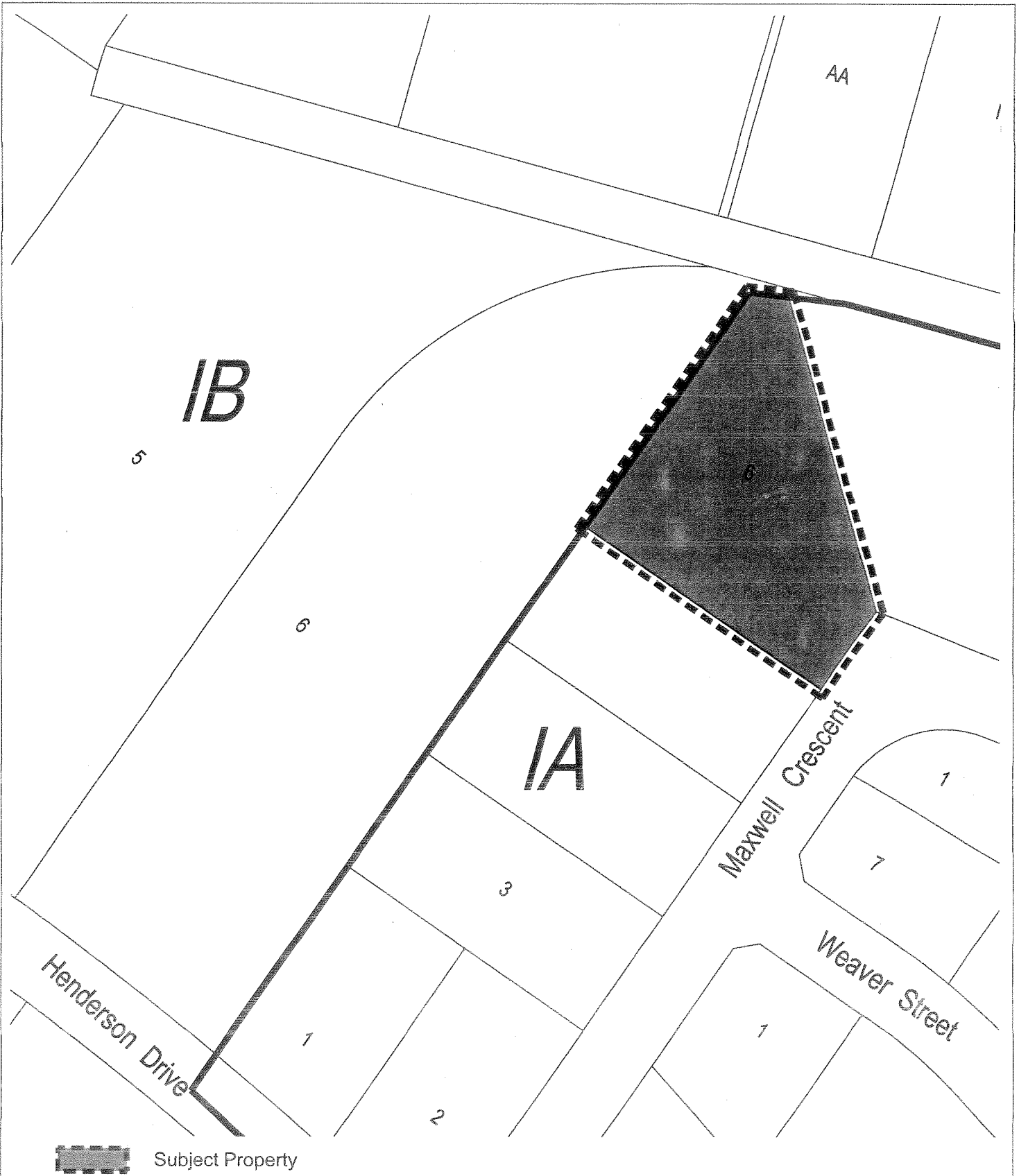
Date of Photography : 2009

**Planning and Sustainability Department
Planning & Development Division**



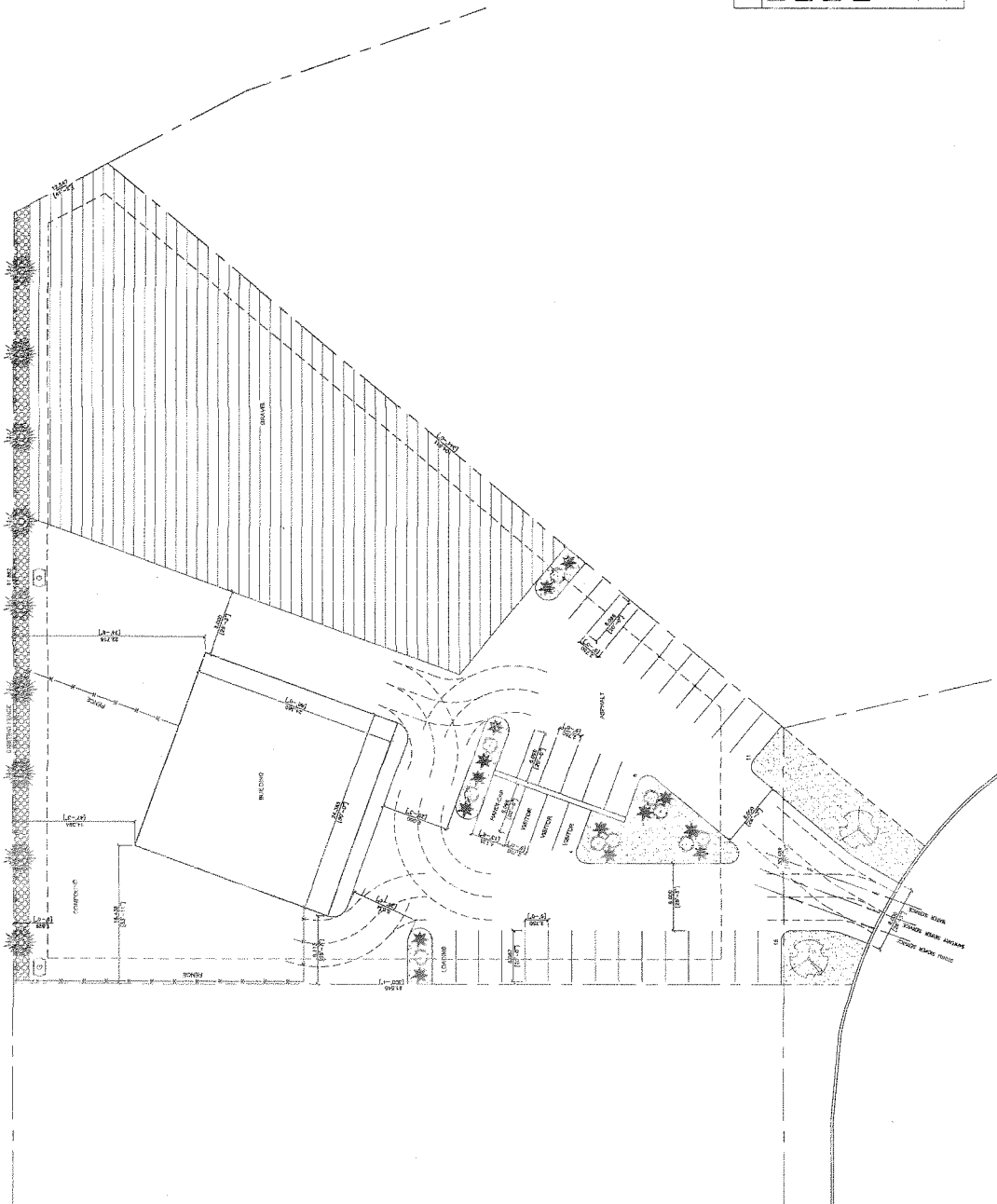
Project 11-DU-13

Civic Address/Subdivision Proposed Office in IA Zone
345 Maxwell Crescent



Subject Property

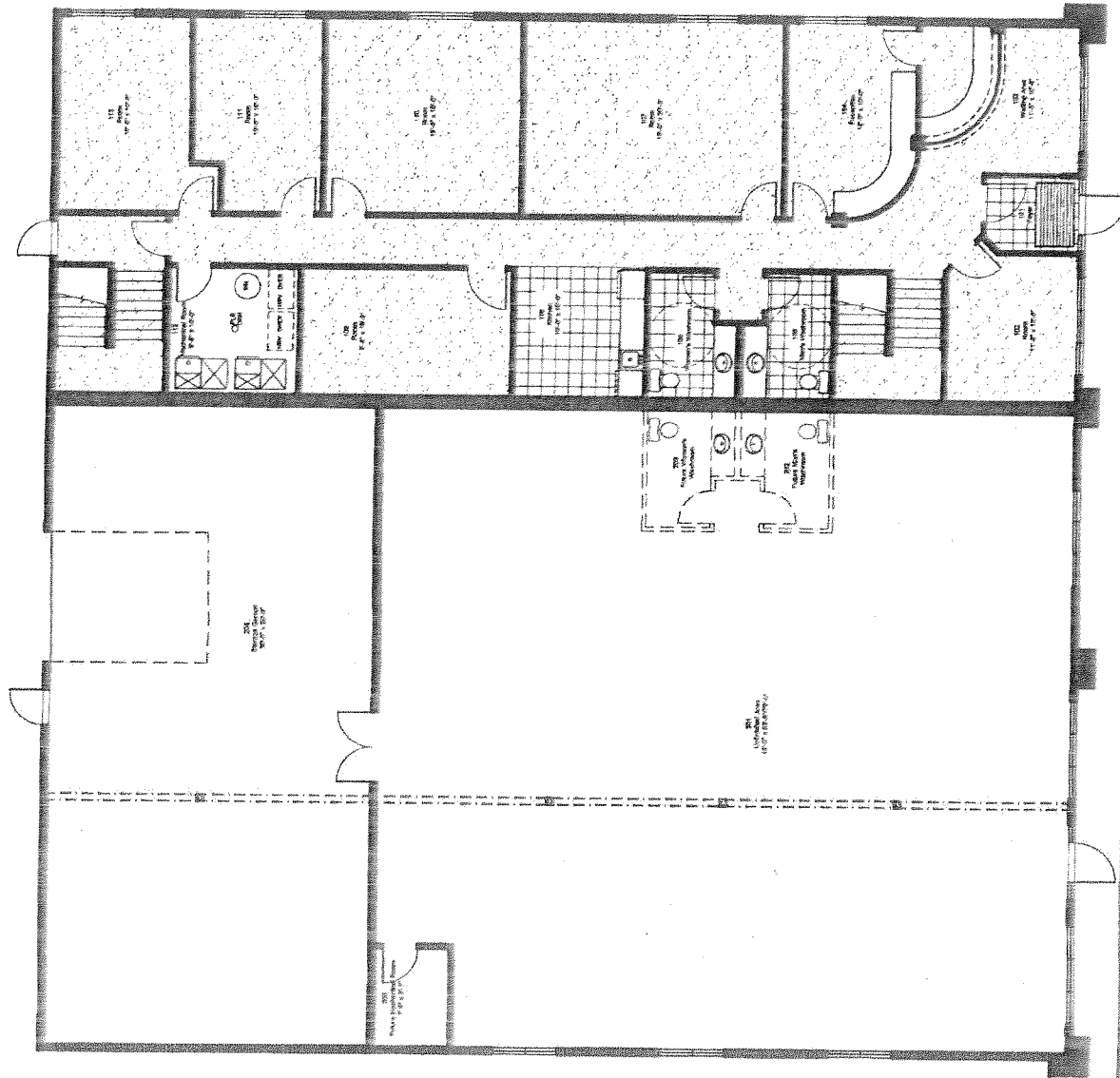




LEGEND	TREE SYMBOLS	SHRUB SYMBOLS
GRASS		
GRAVEL		
CRUSHED ROCK		
CONCRETE/ASPHALT		
GARBAGE		
	NEW CHAIN-LINK FENCE	EXISTING CHAIN-LINK FENCE

Trinity Properties Ltd.
 345 Maxwell Crescent
 Discretionary Use Application, May 27, 2011 (Revised)

Northridge
 Ridge
 187 Maxwell Crescent, Unit 204
 Northridge, BC V7N 2G8
 Tel: 604.273.2200
 Fax: 604.273.2204

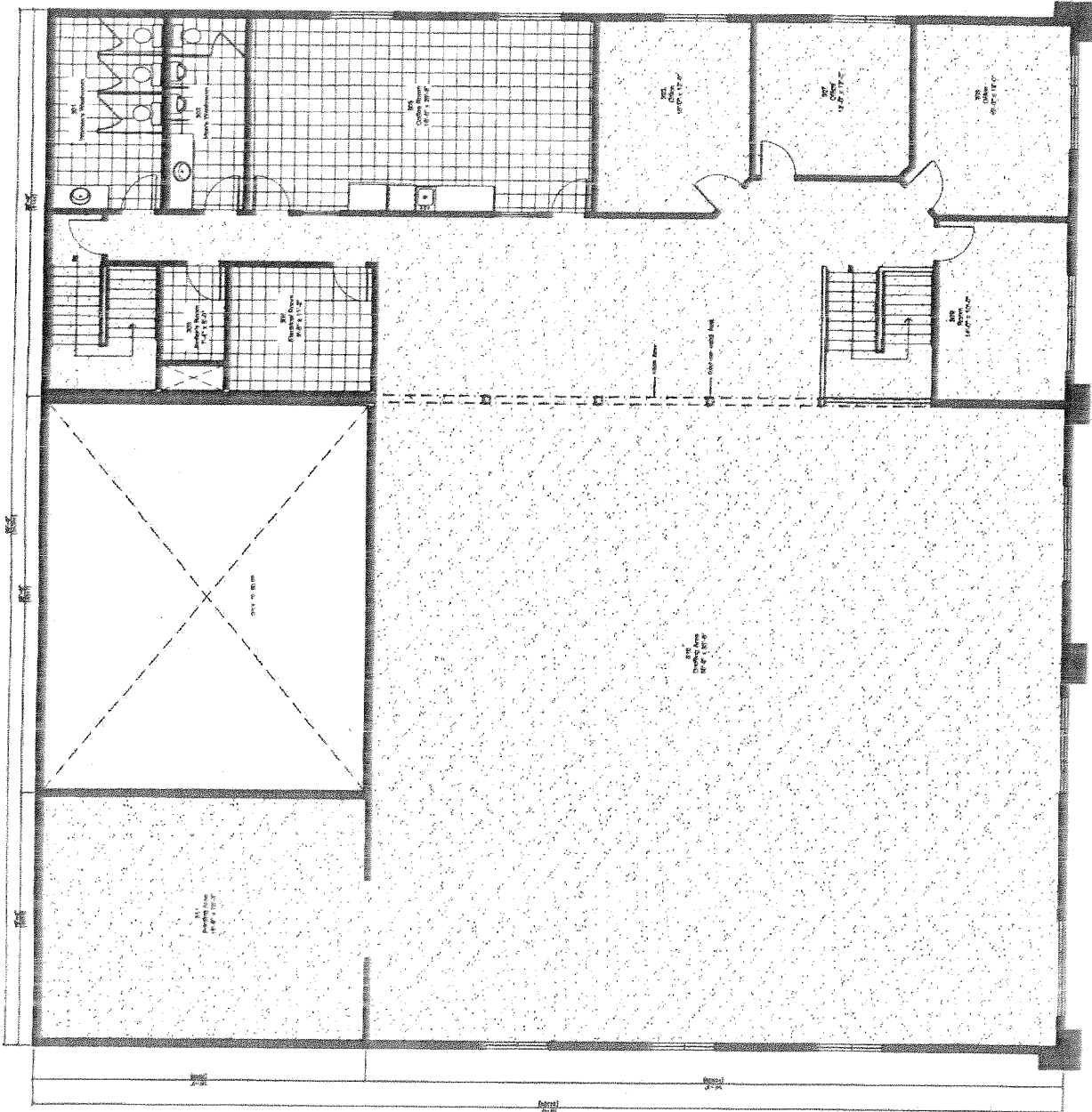


North Ridge
Architectural Firm, Inc.
1000 North Ridge Road
Suite 100
Cincinnati, OH 45212
Phone: (513) 251-1234
Fax: (513) 251-1235
www.northridge.com

Trinity Properties Ltd.
345 Maxwell Crescent
Charterbury Use Application, May 9, 2011

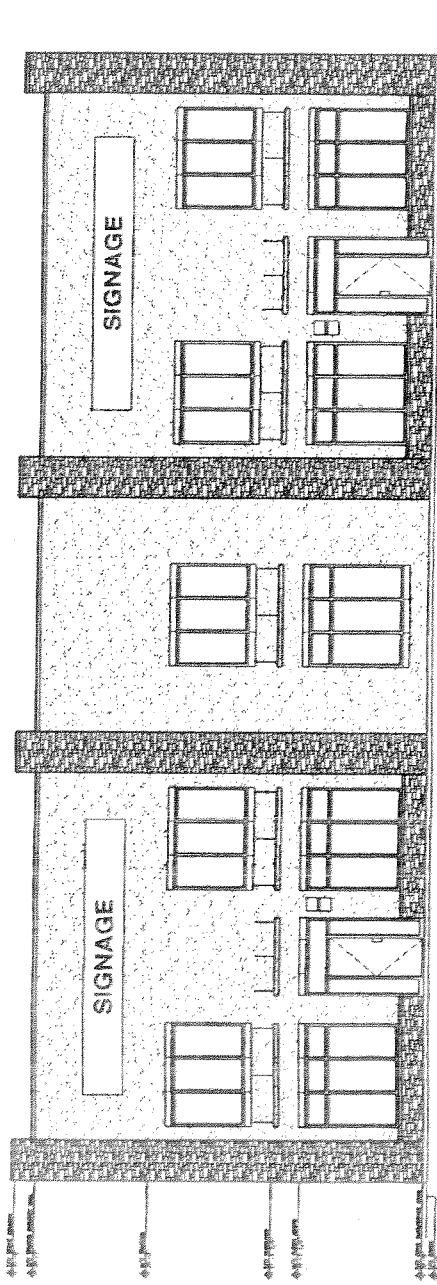
Main Floor Plan
1/8" = 1'-0"

P3

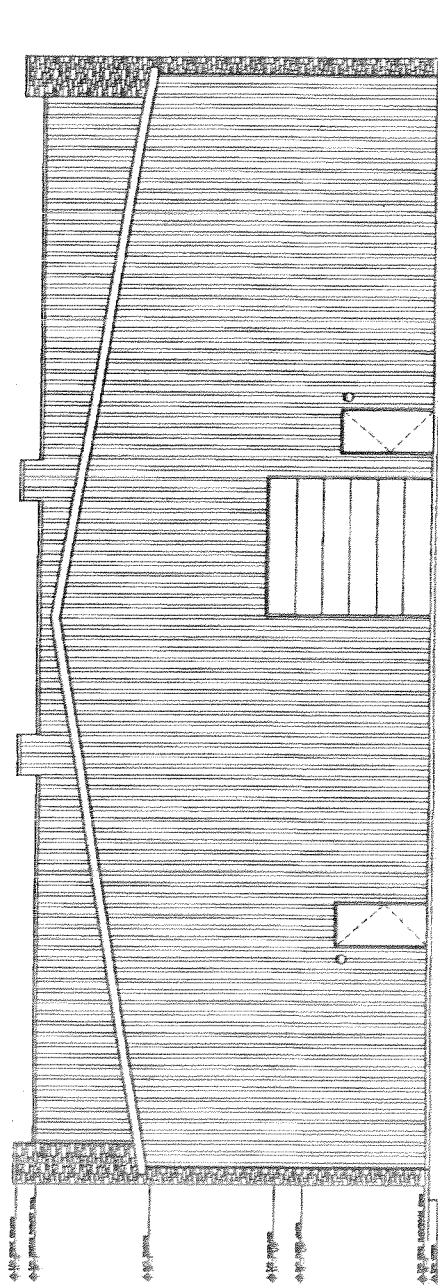


Trinity Properties Ltd.
 345 Maxwell Crescent
 Development Use Application July 8, 2011





FRONT ELEVATION

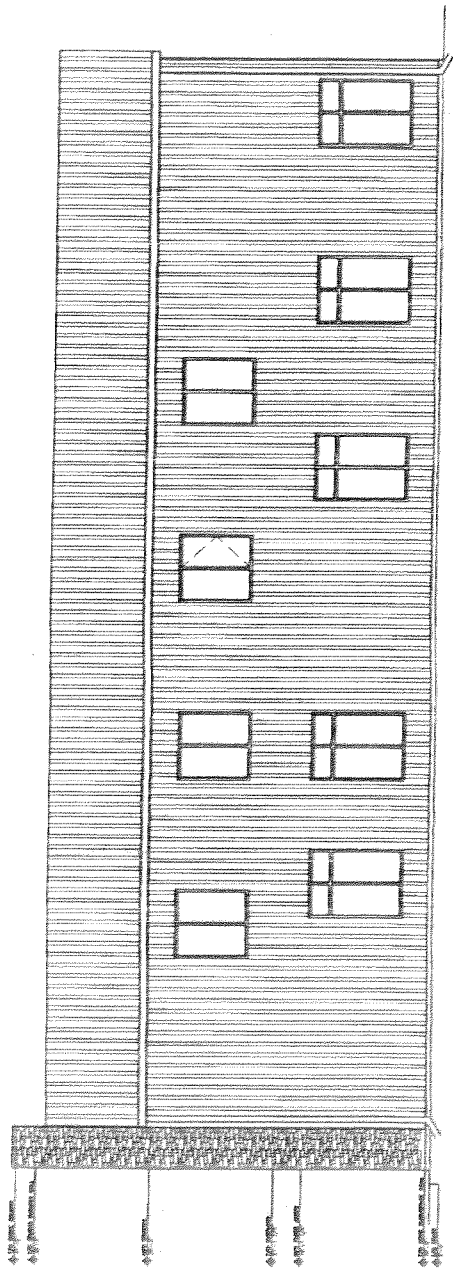


BACK ELEVATION

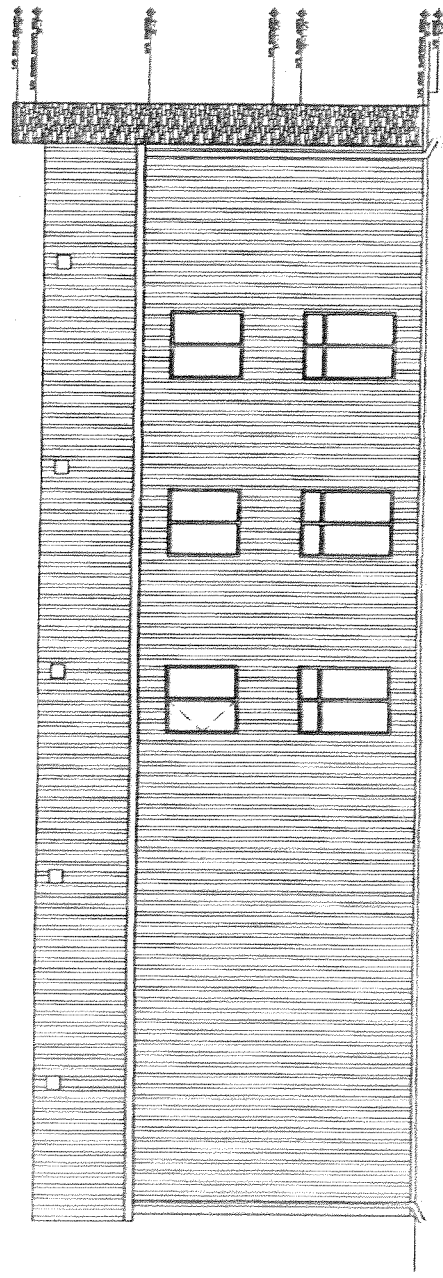


Trinity Properties Ltd.
 345 Maxwell Crescent
 Christchurch, New Zealand - May 8, 2011

Final & Book Elevations
 1/4" = 1'-0"
 P5



1. WEST ELEVATION
Scale: 1/4" = 1'-0"



2. EAST ELEVATION
Scale: 1/4" = 1'-0"



Trinity Properties Ltd.
345 Maxwell Crescent
Charlottetown, PE
Charlottetown, PE
Charlottetown, PE
Charlottetown, PE

August 22, 2011

To: His Worship the Mayor
and Members of City Council

Re: Discretionary Use Application (11-DU-14) Proposed Office in MAC Zone, 1118 Broad
Street

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION
- AUGUST 10, 2011**

- 1) That the discretionary use application for a proposed office at 1118 Broad Street (Lots 18 and 19 in Block 123, Plan No. Old 33) be APPROVED, and that a Development Permit be issued, subject to the following conditions:
 - a. The proposed office use and associated parking shall be consistent with the surface building condominium plan, prepared by Caltech Surveys Ltd. and attached to this report.
 - b. The proposed development shall otherwise conform to applicable standards and regulations contained within *Regina Zoning Bylaw No. 9250*.

REGINA PLANNING COMMISSION – AUGUST 10, 2011

Rob Pederson 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: Michael Fougere, Mike O'Donnell and Chris Szarka; Commissioners: David Edwards, Phil Evans, Mark McKee, Ron Okumura, Phil Selenski, Laureen Snook and Lorne Yagelniski were present during consideration of this report by the Regina Planning Commission.

The Regina Planning Commission, at its meeting held on August 10, 2011, considered the following report from the Administration:

RECOMMENDATION

1. That the discretionary use application for a proposed office at 1118 Broad Street (Lots 18 and 19 in Block 123, Plan No. Old 33) be APPROVED, and that a Development Permit be issued, subject to the following conditions:
 - a. The proposed office use and associated parking shall be consistent with the surface building condominium plan, prepared by Caltech Surveys Ltd. and attached to this report.

- b. The proposed development shall otherwise conform to applicable standards and regulations contained within *Regina Zoning Bylaw No. 9250*.
2. That this report be forwarded to the August 22, 2011 City Council meeting.

CONCLUSION

The applicant proposes to convert the 2nd, 3rd and 4th floors (1138.02 m²) of the existing building on the subject property into office space. The proposed development will be required to comply with applicable standards and regulations of *Regina Zoning Bylaw No. 9250*.

BACKGROUND

An application for discretionary use approval has been submitted by the registered property owners. It is being considered pursuant to *The Planning and Development Act, 2007, Regina Zoning Bylaw No. 9250*, and *Regina Development Plan Bylaw No. 7877* (Official Community Plan). The subject property is located within the boundaries of the North Central Community Association and Regina's Warehouse Business Improvement District.

DISCUSSION

The Applicant's Proposal

The applicant proposes to convert the 2nd, 3rd and 4th floors of the existing building on the subject property into office space with a total floor area of 1138 m². These floors are currently unoccupied. The main floor is used as a retail store and the basement is being used as storage by the main floor occupants. These permitted uses on the main floor and basement will not change. The subject property currently contains a paved parking area with eight stalls. The parking area will be reconfigured with angled parking which enables the provision of an additional four parking stalls along the north property line bringing the total parking complement to 12 stalls. It is noted that under *Regina Zoning Bylaw No. 9250*, the subject property is exempt from meeting minimum parking requirements as it and other properties in the vicinity are legally non-conforming with respect to parking given site constraints and building site coverages that are typical for Regina's Old Warehouse area. However, through the discretionary use process, the Administration will require the maintenance of existing paved parking area.

The subject property is currently zoned MAC – Major Arterial Commercial, in which an office exceeding 500 m² is a discretionary use. Surrounding land uses include various retail and service uses along Broad Street to the east and south and various light industrial uses to the north and west.

The proposed development is an effective adaptive reuse of existing space, and helps to promote a compact city while utilizing existing infrastructure. Intensification of the City's arterial commercial areas supports greater use of alternative forms of transportation (transit, walking, cycling).

Regina Development Plan (OCP) Implications

Pursuant to *The Planning and Development Act, 2007*, all development shall conform to the Official Community Plan (OCP). The applicant's proposal was reviewed in accordance with

Regina's OCP. The following policies contained in Part A – Policy Plan of the Official Community Plan (OCP) apply:

- The City of Regina shall encourage retention and enhancement of the downtown as the primary business, office, cultural and administrative centre of the city;
- Employment nodes outside of the downtown should be limited to local services or uses which are otherwise inappropriate downtown;
- The downtown shall be maintained and enhanced as the principal office employment centre; and
- Major office uses, hotels, convention centres, government bodies, entertainment uses and cultural facilities shall be encouraged to locate in the downtown.

Policies related to office development contained in the OCP do not define “major office;” however, using the real estate industry standard, the Administration has interpreted “major” office to be 20,000 ft² (1858 m²) and over. This means that the proposed office, at 12,250 ft² (1138 m²), would not be considered a “major” office, and thus complies with the OCP policies.

RECOMMENDATION IMPLICATIONS

Financial Implications

The subject property already receives a full range of municipal services. The applicant will be responsible for all upgrades to the property including paving and landscaping, which should meet Zoning Bylaw requirements, and service connections.

Environmental Implications

The proposed subdivision forms part of an approved concept plan that is required to conform to OCP policies concerning sustainability, the fundamental principles of which are:

- to promote a sustainable community and encourage development that contributes to maintenance or improvements to the quality of urban life; and
- to ensure that development occurs in a cost efficient, environmentally responsible and socially equitable manner.

Strategic Implications

The proposed development is consistent with the City's Vision of managing growth and community development, by optimizing existing infrastructure capacity.

COMMUNICATIONS

Public Notice

The Administration notified the public through the posting of a notification sign on the subject property on June 14, 2011 and circulation of the proposal to the North Central Community Association, the Central Zone Board and Regina's Warehouse District BID for review and comment. No comments were received from the Community Association, Zone Board, or BID prior to the finalization of this report.

Direct notice of the proposal was mailed to 46 property owners and occupants within 75 metres of the subject properties. Two people provided feedback to the notice, one indicating that he supports the proposal and another indicating that he would support the proposal if a couple of features were different. Both are concerned about the unpaved alleyway behind the subject property as it needs to accommodate changing tenancy and traffic in that area.

One respondent notes that the proposed 12 parking stalls are not sufficient for the needs of the proposed office. Although the number of parking stalls is proportionally fewer than what would be required for offices in most other zones where they are accommodated, the Zoning Bylaw specifically exempts the subject property from meeting minimum parking requirements for main floor retail and for office uses in the existing building. Further, the subject property is well-serviced by transit along Broad Street.

Other Agencies

The proposal was circulated to the Public and Separate School Boards for review and comment. Both school boards indicated that they have no concerns with the proposal.

DELEGATED AUTHORITY

City Council's Approval is required pursuant to Section 56 of *The Planning and Development Act, 2007*.

Respectfully submitted,

REGINA PLANNING COMMISSION



Judy Moore, Secretary

1118 BROAD STREET
 PLAN OF SURVEY
 SHOWING

SURFACE BUILDING
 CONDOMINIUM PLAN
 LOTS 18 & 19, BLOCK 123
 REG'D PLAN NO. OLD 33
 REGINA, SASKATCHEWAN
 J.H. McLEOD, S.L.S.
 MARCH 2011 - APRIL 2011

- LEGEND**
1. DISTANCE MEASUREMENTS ARE IN METRES AND DECIMALS THEREOF.
 2. AREAS NOT DESIGNATED BY A UNIT NUMBER ARE COMMON PROPERTY.
 3. MEASUREMENTS INDICATING THE POSITION OF THE BUILDING IN RELATION TO THE BOUNDARIES OF THE PARCEL ARE TAKEN TO THE FOUNDATION AT GROUND LEVEL.
 4. THE UNIT BOUNDARIES ARE DESCRIBED BY REFERENCE TO FLOORS, WALLS OR CEILING AND THE EXTENSION THEREOF ACROSS DOORS, WINDOWS AND OTHER OPENINGS. UNLESS OTHERWISE STIPULATED IN THE CONDOMINIUM PLAN, THE ONLY PORTION OF A FLOOR WALL OR CEILING THAT FORMS PART OF A UNIT IS THE FINISHING MATERIAL THAT IS IN THE INTERIOR OF THE UNIT, INCLUDING ANY LATH AND PLASTER, PANELLING, GYPSUM BOARD, FLOORING MATERIAL, FLOOR COVERING AND ANY OTHER MATERIAL THAT IS ATTACHED TO, LAID ON, GLUED TO OR APPLIED TO THE FLOOR, WALL OR CEILING.
 5. ALL EXTERIOR SURFACES ARE COMMON PROPERTY.
 6. DOORS AND WINDOWS FORM PART OF THE UNIT.
 7. ALL STRUCTURAL COLUMNS AND BEAMS ARE COMMON PROPERTY. COLUMNS ARE SHOWN HATCHED ON FLOOR PLAN.
 8. UNIT NUMBERS ARE SHOWN 1,2,3 ETC.
 9. WINDOW SILLS PROTRUDE FROM THE BUILDING FACE 0.04m ONTO BROAD STREET, ON ALL FLOORS. DOOR MOUNDING PROTRUDES 0.25m FROM THE BUILDING FACE.
 10. PARKING SPACES ARE FOR THE EXCLUSIVE USE OF THE OWNER OF THE UNIT TO WHICH IT IS ASSIGNED ON SHEET 3.
 11. UNIT BOUNDARIES ARE SHOWN THUS _____
 12. AREA TO BE APPROVED IS OUTLINE BY A HEAVY DASHED LINE.
 13. PARCEL WITHIN THE LINE OF APPROVAL HAS AN EXTENSION 0.

Job No. 311-1454

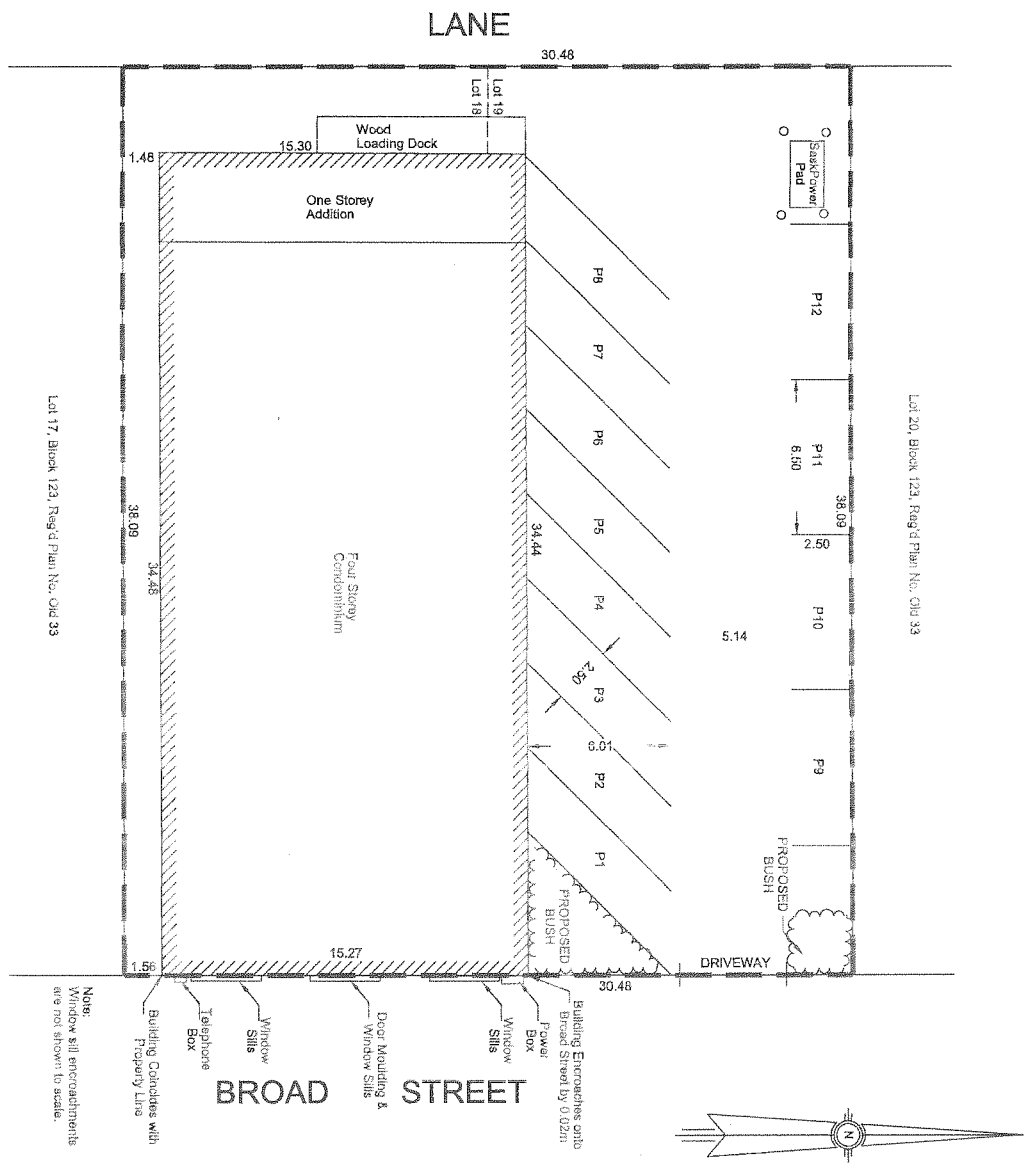
CALTECH
 SURVEYS LTD

DRN. LE

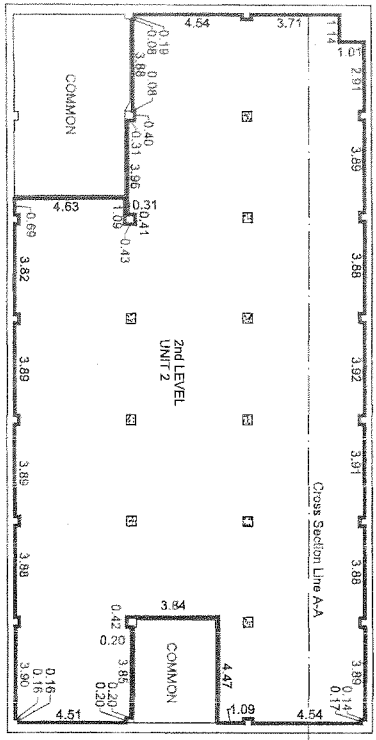
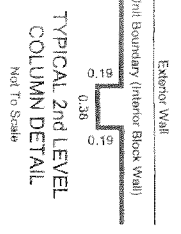
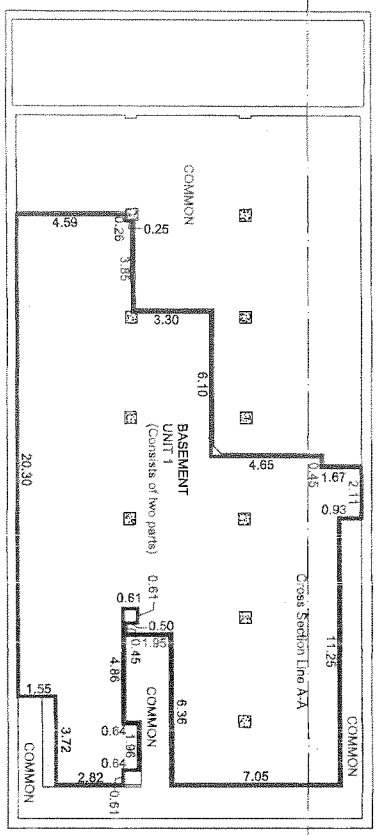
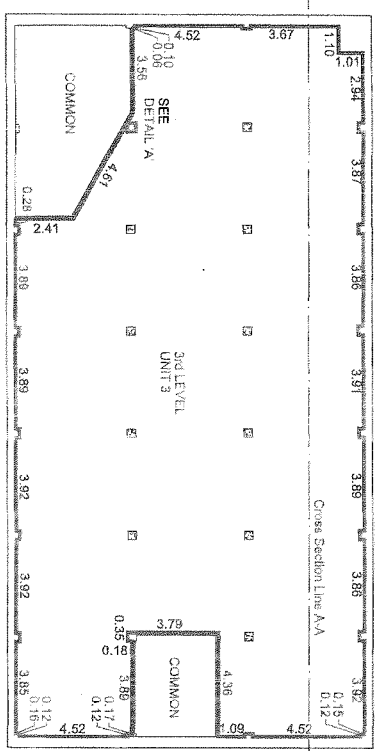
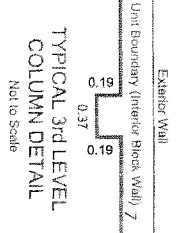
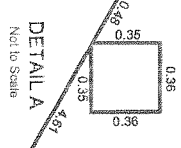
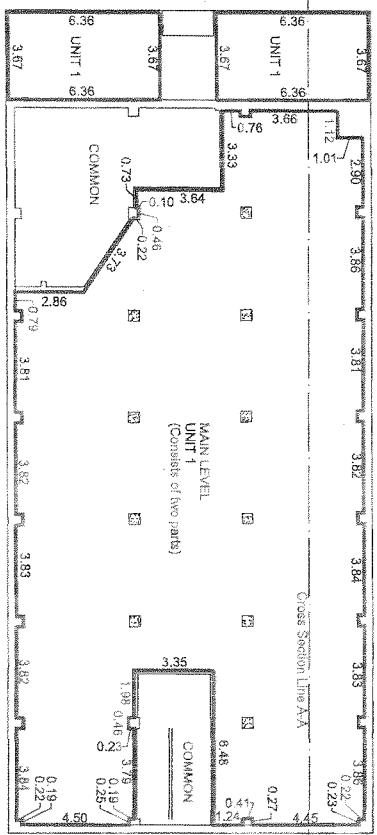
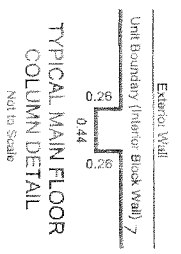
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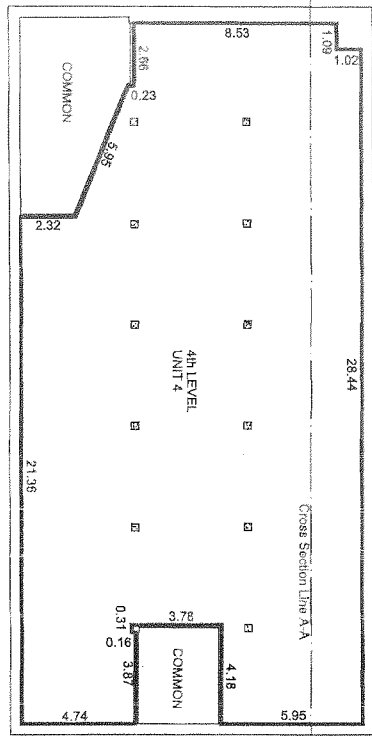
SHEET 1 - SITE PLAN
 SHEET 2 - FLOOR PLANS
 SHEET 3 - CROSS SECTION A-A
 & SCHEDULE OF UNIT AREAS AND FACTORS

SITE & PARKING PLAN
 SCALE 1:200



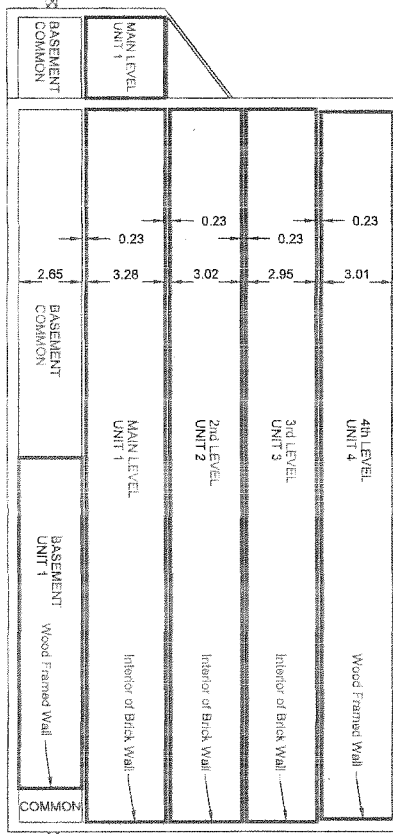
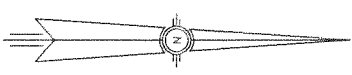
Note:
 Window sill encroachments
 are not shown to scale.





4th LEVEL FLOOR PLAN
UNIT 4

SCALE 1:200

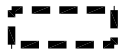
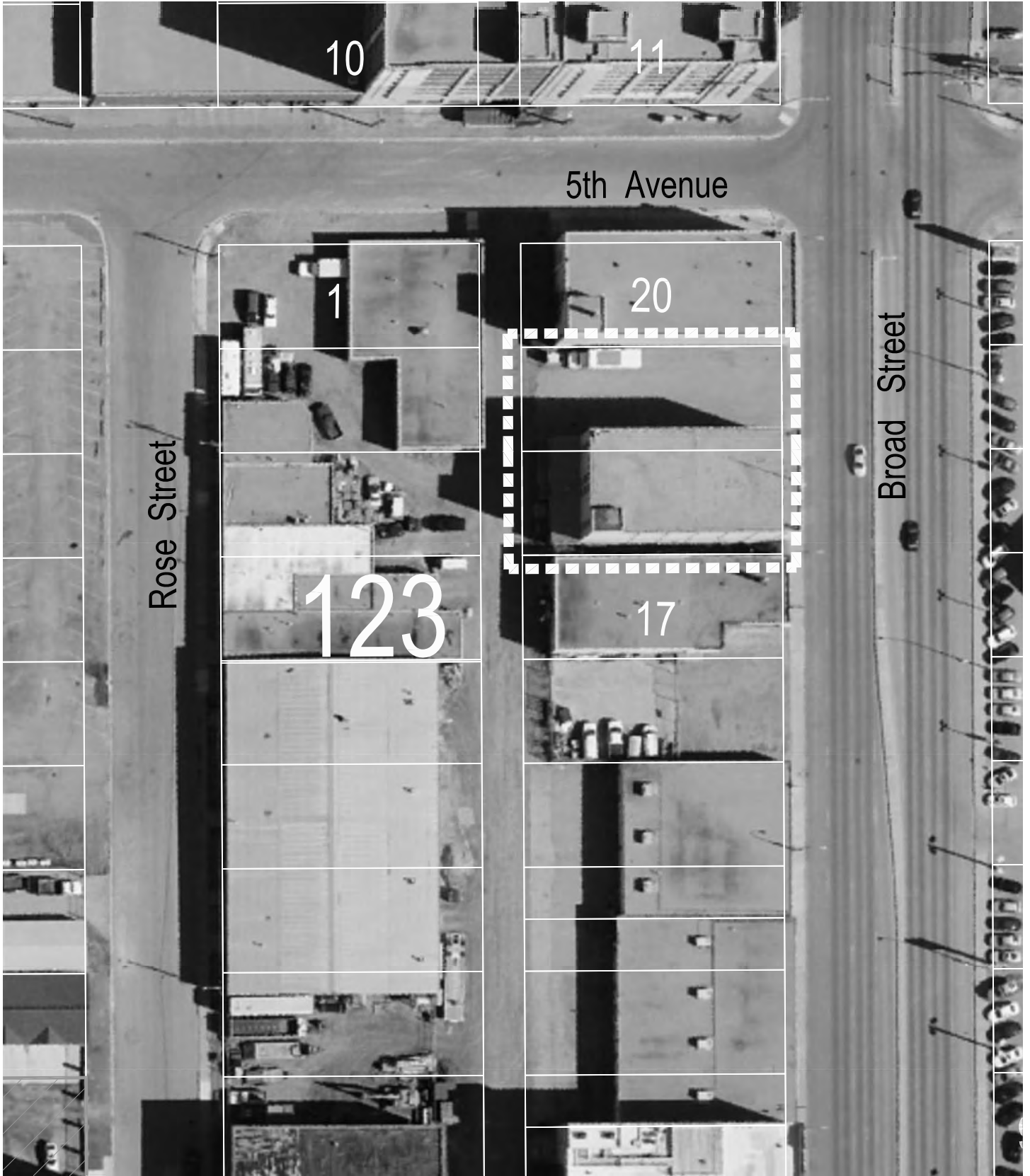


CROSS SECTION A-A
LOOKING NORTH

SCALE 1:200

SCHEDULE OF UNIT FACTORS & PARKING SCHEDULE

UNIT NO.	SUITE NO.	PARKING SPACES	FLOOR AREA In m ² (Approximate)				UNIT FACTOR
			BASEMENT	MAIN LEVEL	2nd LEVEL	3rd LEVEL	
1	101	P10,P11,P12	239.68	411.25			2,500
2	201	P1,P2,P3			381.63		2,500
3	301	P4,P5,P6				380.99	2,500
4	401	P7,P8,P9					2,500
TOTAL						375.4	10,000



Subject Property

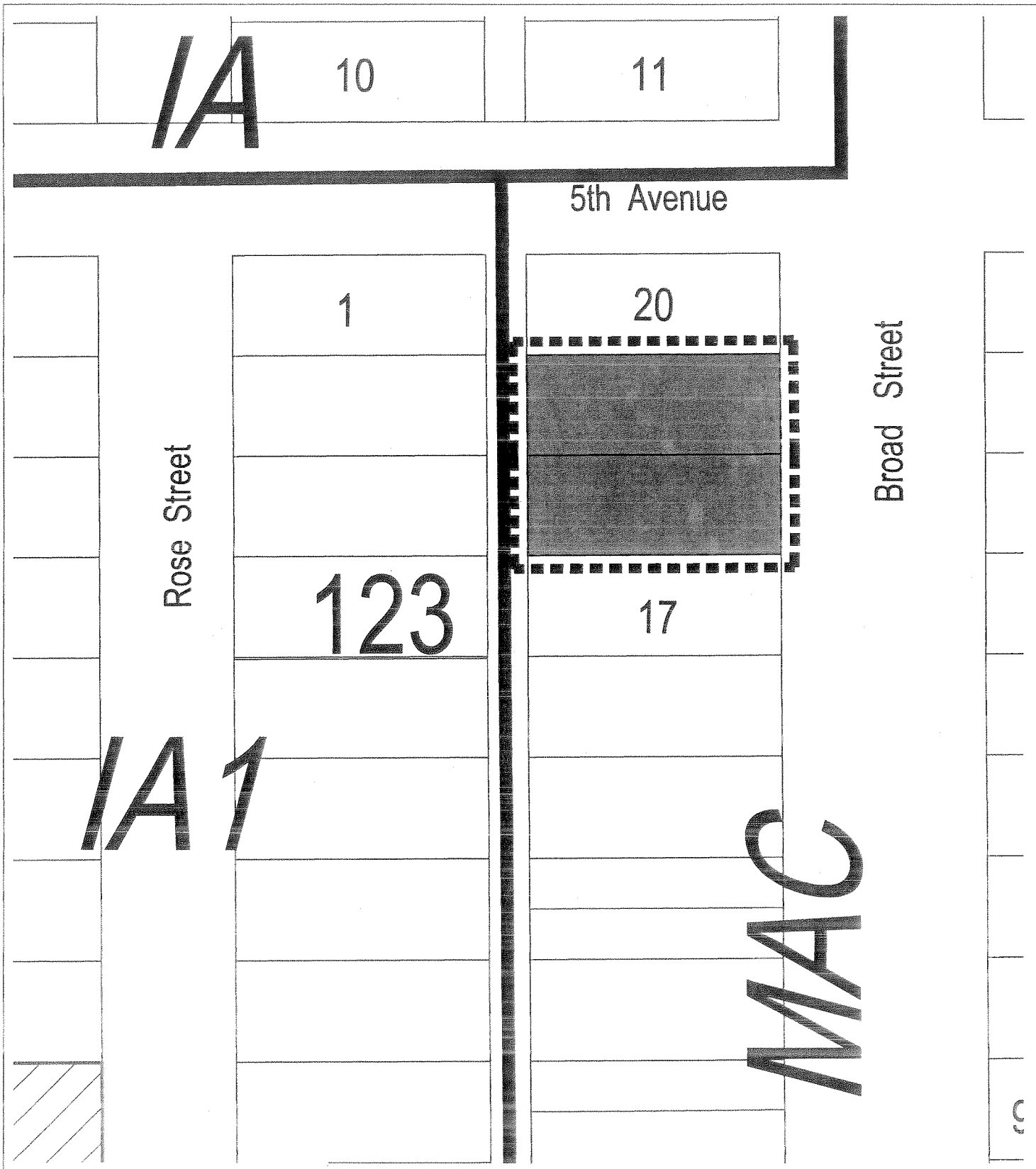
Date of Photography : 2009

**Planning and Sustainability Department
Planning & Development Division**



Project 11-DU-14

Civic Address/Subdivision 1118 Broad Street
Lots 18 & 19, Block 123, Plan#: OLD33



Subject Property

REGINA
Rebirth Horizons
 City of Regina

Planning & Sustainability Department



Project 11-DU-14 Civic Address/Subdivision 1118 Broad Street
Lots 18 & 19, Block 123, Plan#: OLD33

August 22, 2011

To: His Worship the Mayor
and Members of City Council

Re: 2010 Public Accounts

**RECOMMENDATION OF THE FINANCE AND ADMINISTRATION COMMITTEE
- AUGUST 2, 2011**

This report be received and filed.

FINANCE AND ADMINISTRATION COMMITTEE – AUGUST 2, 2011

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

Councillors: Louis Browne, Sharron Bryce, Michael Fougere, Terry Hincks and Wade Murray 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, 2011, considered the following report from the Administration:

RECOMMENDATION

That the 2010 Public Accounts document be forwarded to City Council as information.

CONCLUSION

The publication of the 2010 Public Accounts and the completion of the actions outlined in the Communication Plan fulfill the requirements of *The Cities Act*.

BACKGROUND

Attached is a copy of the 2010 City of Regina Public Accounts prepared in accordance with Section 156 of *The Cities Act* and *The Cities Regulations* and in accordance with the provisions of *The Local Authority Freedom of Information and Protection of Privacy Act* as it relates to privacy.

DISCUSSION

The Public Accounts disclose financial information for 2010 in accordance with the legislation and regulations. Where applicable, the entity responsible for the expenditure, (City Council, Board of Police Commissioners, Buffalo Pound Water Administration Board, Regina Downtown or Regina's Warehouse Business Improvement District) is disclosed. The Public Accounts include:

1. City Council Remuneration and Expenses – Includes the remuneration for the Mayor and Councillors, and details of expenses incurred directly or on behalf of the Mayor and Councillors.
2. Grants – Includes a breakdown of grants and subsidies provided by the City of Regina to various organizations and individuals. The report provides a further breakdown of the grant or subsidy into the following categories:
 - Operating and Capital Grants
 - Tax Abatements and Exemptions
 - Subsidized Rent
 - Transit Subsidies

In order to provide the disclosure outlined in *The Cities Regulations*, the term grants, rather than community investments, has been used in the Public Accounts document.

3. Employee Remuneration – Includes information on employee salaries over \$50,000. Salaries reported include any retroactive pay relating to prior years paid during 2010. A separate section is provided for each of the City of Regina, the Board of Police Commissioners, the Buffalo Pound Water Administration Board, and Regina Downtown. Regina's Warehouse Business Improvement District did not have any salaries in excess of the threshold amount for reporting.
4. Expenses – Includes expenses over \$50,000 with the information shown for each entity that incurred an expense in relation to a particular company, organization or individual. A separate section is provided for each of the City of Regina, the Buffalo Pound Water Administration Board, Regina Downtown and Regina's Warehouse Business Improvement District.

RECOMMENDATION IMPLICATIONS

Financial Implications

The cost of producing the Public Accounts is provided for in the approved General Operating Budget.

Environmental Implications

None related to this report.

Strategic Implications

The production of Public Accounts services operational excellence as it complies with legislative requirements.

Other Implications

None related to this report.

Accessibility Implications

None related to this report.

COMMUNICATIONS

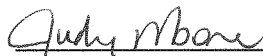
To comply with Section 157 (1) of *The Cities Act*, copies of the Annual Report and Public Accounts will be sent to the Minister of Municipal Affairs. Copies will also be provided to individuals upon request.

DELEGATED AUTHORITY

This report must be forwarded to City Council for information.

Respectfully submitted,

FINANCE AND ADMINISTRATION COMMITTEE



Judy Moore, Secretary

2010
Public Accounts

Year Ended December 31, 2010

DRAFT

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DRAFT

July 25, 2011

His Worship the Mayor and Members of Council

In accordance with Section 156 of *The Cities Act* and *The Cities Regulations*, I am submitting the City of Regina Public Accounts for the year ended December 31, 2010.

This report is divided into the following sections:

1. City Council Remuneration and Expenses
2. Grants – City of Regina
3. Employee Remuneration – General Municipal, Police Services, Buffalo Pound Water Administration Board and Regina Downtown
4. Expenditures – City of Regina, Buffalo Pound Water Administration Board, Regina Downtown, and Regina’s Warehouse Business Improvement District

Each section contains notes detailing the reporting requirements and providing an explanation of the contents.

The statements and schedules in this report include information on all City of Regina operations, the Board of Police Commissioners, Buffalo Pound Water Administration Board, Regina Downtown and Regina’s Warehouse Business Improvement District.

The City of Regina Annual Report and Buffalo Pound Water Administration Board, Regina Downtown and Regina’s Warehouse Business Improvement District Annual Reports also form part of the Public Accounts. The annual reports provide information on 2010 actual and budgeted revenues and expenses.

Respectfully submitted,



Chuck McDonald
Director of Finance

DRAFT

**City Council Remuneration
and Expenses**

DRAFT

DRAFT

City Council Remuneration and Expenses

For the Year Ended December 31, 2010

(in dollars)

Remuneration

	Base Salary	Deputy Mayor Salary	Travel Per Diems	Total Remuneration
Mayor				
Fiacco, Pat	102,794			102,794
Councillors				
Browne, Louis	33,906			33,906
Bryce, Sharron	33,906	600	600	35,106
Clipsham, Fred	33,906	600	1,400	35,906
Findura, John	33,906	600		34,506
Fougere, Michael	33,906	600		34,506
Hincks, Terry	33,906	600	500	35,006
Hutchinson, Jocelyn	33,906	600	400	34,906
Murray, Wade	33,906		500	34,406
O'Donnell, Mike	33,906			33,906
Szarka, Chris	33,906		200	34,106

Expenses

	Travel	Leased Car	Communications	Total Expenses
Mayor				
Fiacco, Pat	23,476	14,326		37,801
Councillors				
Browne, Louis	2,192		2,439	4,631
Bryce, Sharron	3,959			3,959
Clipsham, Fred	4,090			4,090
Findura, John	643		1,575	2,218
Fougere, Michael	718		2,868	3,585
Hincks, Terry	3,772			3,772
Hutchinson, Jocelyn	4,094			4,094
Murray, Wade	4,198			4,198
O'Donnell, Mike	8,504			8,504
Szarka, Chris	1,221			1,221

Board of Police Commissioners

	Board Payments	Board Per Diems	Board Travel
Councillors			
Bryce, Sharon		1,076	3,191
Murray, Wade		1,076	3,218

See accompanying notes.

Notes to City Council Remuneration and Expenses

For the Year Ended December 31, 2010

(in dollars)

Note 1

City Council remuneration and expenses have been reported in accordance with Section 9 of *The Cities Regulations*.

Note 2

Travel per diems are allowances paid to Councillors when they travel out of the city on City business. The per diem rate is \$100 per day.

Note 3

Travel includes all 2010 travel expenses incurred by the Mayor and Councillors, whether paid to the Mayor and/or Councillor or on their behalf. Travel expenses represent expenses, including conference registration fees, paid directly by the City of Regina.

Note 4

Each Councillor has an annual budget of \$5,000 that covers travel, travel per diems and communication expenses. Communication expenses include ward newsletters and community newsletter advertisements. In addition, the Elected Officials Travel Policy allows Councillors to carry forward any unspent amounts to future years.

The following table summarizes the expenses incurred for each Councillor in 2010 and the amount carried forward from the previous year:

Councillor	Unexpended 2009 Allowance	2010 Allowance	Total Available	2010 Expenses	Unexpended 2010 Allowance
Browne, Louis	-	5,000	5,000	4,631	369
Bryce, Sharron	3,916	5,000	8,916	4,559	4,357
Clipsham, Fred	6,312	5,000	11,312	5,490	5,822
Findura, John	1	5,000	5,001	2,218	2,783
Fougere, Michael	7,235	5,000	12,235	3,585	8,649
Hincks, Terry	1,422	5,000	6,422	4,272	2,150
Hutchinson, Jocelyn	2,433	5,000	7,433	4,494	2,940
Murray, Wade	-	5,000	5,000	4,698	302
O'Donnell, Mike	3,674	5,000	8,674	8,504	170
Szarka, Chris	1,170	5,000	6,170	1,421	4,749

Notes to City Council Remuneration and Expenses

For the Year Ended December 31, 2010

(in dollars)

Note 5

Board Payments represent amounts paid to the Mayor or Councillors for attendance at Board of Police Commissioners meetings. Board Travel includes all 2010 travel expenses incurred by the Mayor and Councillors that were funded by the Regina Board of Police Commissioners whether paid directly to them or on their behalf.

Note 6

Each Councillor has an annual budget of \$3,800 that covers home or business office services. Business office services include: computer, copier, facsimile, computer modem line, public telephone line, internet services, electronic organizer, and blackberry.

The following table summarizes the expenses incurred for each Councillor in 2010:

Councillor	2010 Expenses
Browne, Louis	744
Bryce, Sharron	2,951
Clipsham, Fred	2,205
Findura, John	1,532
Fougere, Michael	2,290
Hincks, Terry	3,800
Hutchinson, Jocelyn	1,234
Murray, Wade	3,759
O'Donnell, Mike	1,525
Szarka, Chris	868

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Grants

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Grants - City of Regina For the Year Ended December 31, 2010 (in dollars)

Name	Operating/ Capital	Tax Abatements and Exemptions	Subsidized Rent	Transit Subsidies
101052983 Saskatchewan Ltd.		68,926		
2011 Ford World Men's Curling Championship	100,000			
Art Gallery of Regina Inc.	65,000			
Caledonian Curling Club		13,693	178,250	
Evraz Place (Note 3)	11,217,529	3,006	1,400,000	
Family Service Regina Inc.	53,500			
Globe Theatre Society	120,000			
Heritage Community Association Inc.	84,641		25,212	
MacKenzie Art Gallery Inc.	287,000	155,214		
Mobile Crisis Services Inc.	136,350			
New Dance Horizons Inc.	54,500			
North Central Family Centre Inc.	100,804			
Rainbow Youth Centre Inc.	54,060			2,489
Regina Airport Authority		482,814		
Regina Education and Action on Child Hunger Inc. (REACH)	79,285		19,850	
Regina North East Community Recreation Association Inc.	79,332			
Regina Regional Opportunities Commission	822,900			
Regina Senior Citizens Centre Inc.	169,230	15,415		
Regina Symphony Orchestra Inc.	125,000			
Royal Canadian Mounted Police Heritage Centre	5,950	408,064		
Saskatchewan Housing Corporation	265,000	3,633		
Saskatchewan Science Centre Inc.	165,000	239,800		
The Regina Plains Museum Inc.	100,200			
University of Regina	216,000			
Wascana Centre Authority	150,000			

See accompanying notes.

Notes to Grants
For the Year Ended December 31, 2010
(in dollars)

Note 1

Grants have been reported in accordance with Subsection 9 (c) and (d) of *The Cities Regulations*.

Note 2

Grants are separated into a variety of categories in order to disclose the nature of grant or subsidy. Grants include all assistance paid by the City of Regina to organizations or individuals over \$50,000.

Operating/Capital Grants

Grants paid to organizations to assist them in their operations and/or capital projects. This also includes grants to assist organizations with conventions or shows held in the City.

Tax Abatements and Exemptions

Various tax abatements and exemptions given to organizations and approved by City Council under Sections 244 (abatements) or 262 (exemptions) of *The Cities Act*. The tax abatement amounts disclosed represent the entire amount of the abatement whereas the tax exemption amounts disclosed represent only the municipal portion of the taxes forgiven.

Subsidized Rent

Properties owned by the City and leased for below market value. The amount disclosed represents the difference between the actual lease payment and the estimated market value of the lease.

Transit Subsidies

Free transportation given to organizations in the form of passes and tickets.

Note 3

The Evraz Place Capital Grant represents the total funding from all government sources paid to Evraz Place by the City of Regina for their Revitalization Project. As an offset to the grant expenditures, the City received provincial funding of \$3,486,822 and federal funding of \$3,473,932. Therefore, the City of Regina's grant portion to Evraz Place was \$4,256,775 for the Revitalization Project.

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Employee Remuneration

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Employee Remuneration - General Municipal

For the Year Ended December 31, 2010

(in dollars)

Employee Name	Employee Title	Remuneration	
		Regular	Other
Abtosway, Cory G.	Equipment Operator III	65,395	
Ackerman, Amber	Corporate Information Analyst	51,862	
Ackerman, Daniel M.	Small Tools and Equipment Technician	51,085	
Ackerman, James C.	Hazardous Materials Inspector	103,042	
Ackerman, James L.	Bus Operator	56,291	
Adam, Carl D.	Firefighter	57,723	
Adam, Kirk D.	Captain	100,162	
Adam, Lisa D.	Communications Consultant	59,336	
Adie, Joann J.	Infrastructure Records Technician	59,974	
Aebig, Cory	Crew Lead, Roadway Operations	73,449	
Agha, Amir A.	Senior Engineer	89,853	
Agha, Raheela	Financial Administration Business Systems Analyst	52,969	
Aird, Janet	Manager, Financial Services	86,419	3,218
Alejandria, Joseph A.	Senior Engineer	75,193	
Alexander, Michael	Manager, Capital Projects and Initiatives	100,825	1,950
Allen-Hardisty, Linda M.	Manager, Strategy and Performance	115,473	1,950
Allin, Robert	Bus Operator	53,946	
Amin, Mohammed R.	Senior Engineer	79,627	
Amyotte, Kristen	Bylaw Standards Officer	52,315	
Anderson, Ann M.	Communications Consultant	65,841	
Anderson, Cindy B.	Business and Performance Support Strategist	79,040	
Anderson, Jeff	Firefighter	51,098	
Anderson, John B.	Manager, Fleet Administration	91,027	2,600
Anderson, Kevin K.	Bus Operator	50,921	
Anderson, Loreen R.	Community Consultant	59,530	
Anderson, Michael	Casual Labourer	66,066	
Anderson, Penny L.	Workforce Development Coordinator	66,020	
Anderson, Wendy S.	Administrative Assistant City Manager/General Manager	61,001	
Andrews, Michael G.	Captain	104,752	
Andrusyk, Jamie T.	Firefighter	81,767	
Anthony, Troy	Bus Operator	52,358	
Antochow, Gordon J.	Technologist II - Water, Sewer and Waste Management	71,607	
Antonini, Leonard A.	Firefighter	87,330	
Arsenault, Roger	Firefighter	84,929	
Arsenault, Simon	Firefighter	85,954	
Atchison, Chrystal L.	Barrister and Solicitor	70,485	1,158
Ault, Barry J.	Facilities Operator I	81,499	
Austring, Don	Firefighter	84,264	
Babcock, Bradley T.	Engineer	60,061	
Bachynski, Doyle A.	Equipment Operator III	66,178	
Bahan, Barb	Administrative Assistant City Manager/General Manager	65,338	504
Baier, Tammy R.	Revenue Services Analyst	73,653	
Bailey, Sandy G.	Manager, Water and Sewer Engineering	109,877	1,950
Baillargeon, Lee A.	Firefighter	81,815	
Bajnok, George J.	Equipment Operator IV	68,860	

See accompanying notes.

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Employee Remuneration - General Municipal

For the Year Ended December 31, 2010

(in dollars)

Employee Name	Employee Title	Remuneration	
		Regular	Other
Baker, Dean K.	Journeyman - Electrician	63,974	
Baldwin, Jessica M.	Project Engineer	71,929	
Balysky, Shawn P.	Casual Labourer	54,041	
Bandur, Bernie G.	Captain	4,873	50,544
Banin, Jason	Water and Sewer Coordinator	75,466	58
Banin, Sonia G.	Leisure Systems and Revenue Analyst	50,655	
Banks, Douglas K.	Automated Side Loader Operator	53,142	
Barabe, Randy M.	Leadperson, Parks Districts	51,762	
Baragar, Randy L.	Equipment Operator III	72,879	
Barber, Diane M.	Project Management Analyst	77,968	
Barkhouse, Kevin D.	Solid Waste Truck Operator	50,143	
Barr, Don	Director of Assessment and Taxation	140,007	3,949
Bater, Kevin W.	Lead Operator	77,322	4,283
Bates, Rodger H.	Assistant Chief - Fire	125,468	1,950
Battiste, Glenroy A.	Bottomman	70,008	
Bauer, Arnold P.	Manager, Solid Waste Collection	92,007	1,950
Beaton, Boyd	Facilities Operations Coordinator	67,804	
Beatty, Brian	Crew Lead, Roadway Operations	60,970	
Beatty, Dean J.	Firefighter	84,284	
Beaudry, Marcel	Technical Support Analyst I	54,317	
Beaulieu, Larry J.	Supervisor of Central Stores, Salvage and Fuel	62,257	
Bechard, Blair	Firefighter	82,395	
Bechtold, Gloria L.	Coordinator, Purchasing	74,268	
Bechtold, Harvey	Payroll Clerk II	52,706	
Beck, James	Project Engineer	74,815	1,678
Beckman, Jennifer	Financial Services Team Leader	61,163	
Beeson, John G.	Manager, Fleet Operations	104,611	1,950
Belcourt, Dale K.	Skilled Labourer	74,962	
Belick, John F.	Journeyman - Mechanic	63,598	
Bell, Barbra L.	Manager, Divisional Strategic Services	98,841	1,950
Bell, Carey	Coordinator, Assessment Administration	67,589	
Bell, Cy	Casual Labourer	53,128	
Bellegarde, Peter D.	Firefighter	85,044	
Bellows, Derrick E.	Director, Environmental Services	139,981	2,600
Bells, Brad N.	Senior Human Resources Consultant	108,756	149
Benning, Kirby	Firefighter	84,157	
Benson, Melinda A.	Purchasing Agent II	51,581	
Berner, Chris K.	Dispatch Clerk	53,520	
Bernhardt, Cindy	Accounting Clerk VI	50,031	
Berube, Andre	Residential Building Inspector II	61,727	
Besplug, Bert F.	Firefighter	88,093	
Beston, Derreck S.	Crew Lead, Roadway Operations	67,978	
Betker, William R.	Geomatics Technician I	57,786	
Bialobzyski, Mark A.	Mechanical Inspector	59,937	
Bigler, Hugh J.	Journeyman - Electrician	60,848	
Bingaman, Jeff J. G.	Geomatics Technician II	59,280	

See accompanying notes.

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Employee Remuneration - General Municipal

For the Year Ended December 31, 2010

(in dollars)

Employee Name	Employee Title	Remuneration	
		Regular	Other
Binns, Michael W. R.	Senior Engineer	78,247	840
Bird, Charlie	Bus Operator	68,375	
Bird, Kevin F.	Firefighter	81,767	
Birkeland, Sheri	Sustainability Outreach Coordinator	63,083	
Bishoff, Alan M.	Senior Assessment Appraiser	79,003	
Bitz, Nick A.	Bus Operator	50,004	
Bjerke, Robert J.	Director, Planning and Sustainability	123,391	2,600
Bjorgan, Lori A.	Human Resources Consultant	97,680	788
Blackett, Bernard A.	Coordinator, Roadway Operations	100,262	
Bladyko, Joseph A.	Supervisor, Solid Waste Disposal	75,237	
Blaikie, John	Facilities Operator I	52,414	
Block, Darrell	Engineering Assistant V, Roadways and Traffic	56,195	
Boan, Wayde G.	Firefighter	84,204	
Bobyck, Darren	Irrigation Worker III	56,325	
Bodnard, Kirby L.	Coordinator, Fleet Operations	81,790	1,749
Bohach, Jeff R.	Manager, Communications	113,670	1,950
Bokamyer, Douglas G.	Coordinator, Water and Sewer Construction	63,524	
Bolen, Adrien J.	Bus Operator	50,886	
Bolen, Daryl	Mechanic	80,141	
Bolen, Verne P.	Bus Operator	88,760	
Bongomin, Ercoph	Financial Administration Business Systems Analyst	50,559	1,470
Bonke, Eric L.	Senior CAD Technician	72,303	
Booth, Douglas W.	Engineering Assistant III - Water and Sewer Engineering	72,096	
Booth, Richard S.	Manager, Supply Services	69,160	1,950
Bork, Brad	Firefighter	66,234	
Bouchard, Arnold R.	Captain	97,867	
Boudreau, Donnell	Solid Waste Truck Operator	54,923	
Bourdin, Kymberly	Communications Consultant	69,795	
Boutin, Matthew A. W.	Firefighter	69,447	
Boychuk, Marianne L.	Firefighter	86,111	
Boyer, Darren	Firefighter	85,080	
Braden, Ralph N.	Firefighter	84,632	
Brailean, Linda	Bylaw Standards Officer	61,060	
Braitman, Barry	Manager of Planning Policy	106,592	148
Bratushesky, Wayne	Crew Lead, Roadway Operations	90,309	
Brezinski, Dwain	Bus Operator	55,393	
Bridger, Clinton	Bus Operator	53,062	
Briggs, James M.	CAD Technician	52,989	
Brittner, Thomas W.	Captain	98,564	
Brock, Duane	Firefighter	86,737	
Brockwell, Ray	Equipment Operator II	60,667	
Brooks, Paul	Casual Labourer	50,741	
Brown, Doug	Risk Manager	71,542	564
Brown, Geoff G.	Senior Engineer	94,168	
Brown, Michel	Bus Operator	58,178	
Brown, Susan	Bus Operator	57,998	

See accompanying notes.

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Employee Remuneration - General Municipal

For the Year Ended December 31, 2010

(in dollars)

Employee Name	Employee Title	Remuneration	
		Regular	Other
Brown, Tod M.	Firefighter	84,247	
Bryant-Besharah, Bonny	General Manager, Community and Protective Services	172,142	5,200
Bryden, Deborah	Manager, Property Taxation and Administration	110,380	1,950
Buch, Theodore M.	Fire Inspector	91,159	
Buchan, Brad	Firefighter	67,098	
Buckoski, Brad	Equipment Operator III	50,222	
Bucsis, Larry	Bus Operator	63,112	
Buehler, Arnold	Transit Training Coordinator	54,559	
Bujaczek, Ron	Application Management Coordinator	83,170	
Burant, Randy A.	Supervisor - Development Services	64,142	475
Burkholder, David C.	Fleet Training Officer	57,232	836
Burntack, Jeffrey W.	Firefighter	66,354	
Burwell, Al	Captain	101,430	
Bussman, Jean A.	Construction Technologist	62,612	
Bzdel, Barry	Caretaker - Fireman's	52,823	327
Cameron, Donald	Equipment Operator IV	21,519	30,358
Cameron, Scott D.	Manager, Facilities Operations	113,723	1,950
Campbell, Todd	Journey person - Mechanic	65,854	
Campbell, Vicki K.	Manager, Wastewater Treatment Plant	71,618	7,447
Cardinal, Beverly C.	Inclusion and Aboriginal Policy Analyst	66,316	
Carey, Ronald	Casual Labourer	52,464	
Carleton, Colin A.	Firefighter	51,098	
Carlston, Jason	General Manager, Planning and Development	156,958	8,090
Carnochan, Cortnie	Human Resources Associate	56,121	
Carteri, Leo L.	Bus Operator	58,940	
Carton, Allan	Crew Lead, Roadway Operations	64,995	
Cascaden, Lori	Strategy and Performance Consultant	61,848	2,827
Cassano, Joe	Casual Labourer	71,945	
Champagne, Henry B.	Crew Lead - Solid Waste Collection	56,087	
Chandler, Michael R.	Mechanical Inspector	59,833	
Chapman, Richard J.	Supervisor, Park Services	64,585	
Cheke, James	Firefighter	52,182	812
Chernick, Glenn	Forestry Technician	51,050	
Chillog, Michael G.	Firefighter	66,424	
Chomos, Geoff	Systems Analyst II	76,713	
Choquette, Tyler S.	Firefighter	66,277	
Chorney, Danielle L.	Project Engineer	74,146	
Chorney, Ken	Firefighter	80,239	
Chow, Lorne W.	Bylaw Standards Officer	56,275	
Christensen, Tamara J.	Manager, Traffic Signals and Lighting	108,780	1,950
Chung, Wayne W. Y.	Engineer	61,292	
Chupik, Dennis B.	Development Assistant	49,058	1,195
Chupik, Larry W.	Commercial Building Inspector I	59,577	
Cichocki, Aaron P.	Firefighter	57,849	
Clarke, Brian	Infrastructure Coordinator	78,438	

See accompanying notes.

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Employee Remuneration - General Municipal For the Year Ended December 31, 2010 (in dollars)

Employee Name	Employee Title	Remuneration	
		Regular	Other
Clarke, Dave	Firefighter	80,343	
Clarke, Gregory S.	Captain	102,988	
Clarke, Kenneth M.	Captain	101,531	
Cleare, Nathaniel	Transit Supervisor	59,464	
Clemmensen, Steven D.	Bus Operator	71,256	
Clermont, Debra M.	Coordinator, Tax Administration and Collections	71,415	
Clifford, Christine	Barrister and Solicitor	116,457	
Clincke, Dominique	Coordinator, Landscape Design	79,682	188
Cole, Edelean	Coordinator, Payables	59,107	
Cole, Garry	Bus Operator	61,116	
Cole, Rodney	Firefighter	85,403	
Collins, Jayne D.	Claims Investigator	61,921	
Comfort, Paul J.	Firefighter	81,767	
Cooney, Deborah C.	Revenue Services Analyst	83,269	
Cooper, Kelly G.	Casual Labourer	52,475	
Cossitt, Karen L.	Senior Engineer	77,326	
Cousins, Peter E.	Firefighter	84,247	
Cox, Clifford	Bus Operator	52,221	
Cozma, Randy B.	Equipment Operator IV - Roadways	69,201	
Craigen, Cory D.	Firefighter	79,596	
Cronin, Fredrick G.	Coordinator, Roadway Operations	102,428	
Crook, Cyrus A. G.	Senior Engineer	79,592	
Crooks, Doc W. R.	Firefighter	57,723	
Crowe, Patrick R.	Equipment Operator II	65,249	
Cummings, Brian J.	Skilled Labourer	51,704	178
Curry, Chris	Firefighter	84,248	
Cyr, Delbert H.	Crew Lead, Roadway Operations	68,072	
Daku, Hartley A.	Captain	105,873	
Daradich, Janine R.	Coordinator, Infrastructure Strategy	57,632	
Davidson, Dwaine E.	Captain	103,450	
Davies, Glen B.	City Manager	284,978	25,479
Davies, Scott	Firefighter	74,400	
Day, Keith H.	Firefighter	51,098	
Deal, Robert	Journeyman - Painter and Decorator	56,631	
Dean, Brian A.	Supervisor, Field Operations	84,783	
Decelles, Jason A.	Senior Engineer	86,344	
Deck, Pamela M.	Manager, Divisional Strategic Services	93,809	1,950
Deiana, Marco	Manager, Healthy Workplace	99,094	1,950
Delmaire, Marcel J.	Bus Operator	53,697	33,257
Delmaire, Marcus	Bus Operator	66,630	
Delsnider, Richard J.	Property Assessor	67,213	355
Denouden, Gregory L.	Captain	101,019	
Denouden, Troy G.	Firefighter	51,142	
Derin, Brant	Journeyman Body Repairman	56,570	
Derkacz, Judy L.	Revenue Services Analyst	76,136	

See accompanying notes.

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Employee Remuneration - General Municipal

For the Year Ended December 31, 2010

(in dollars)

Employee Name	Employee Title	Remuneration	
		Regular	Other
Derkitt, William E.	Facilities Operator I	50,567	
Derkson, Lyle	Fire Inspector	52,754	
Deroose, Sidney J.	Equipment Operator II	58,167	
Dheilly, Richard	Training Captain	93,795	660
Didowycz, Matthew J.	Firefighter	51,098	
Digney, Kevin D.	Firefighter	80,326	
Dimen, Garth W.	Firefighter	69,447	657
Dirk, Wayne C.	Equipment Operator III	49,002	35,457
Dizy, Gerry M.	Roadways Project Coordinator	58,135	
Docherty, Colin J.	Crew Lead - Water and Sewer Construction	73,649	
Doka, Corey	Forester II	52,173	
Doka, Greg D.	Skilled Labourer	83,342	
Dolff, Randy	Journeyman - Mechanic	65,118	
Dolter, Larry R.	Senior Captain	114,512	
Domoslai, Tim R.	Centre Administrator - Neil Balkwill Civic Arts Centre	55,993	433
Donahue, Denise	Project Planner	71,906	
Doney, Kurtis	Project Engineer	73,165	
Donison, Robert J.	Captain	102,736	
Dooley, Brian	Bus Operator	57,412	
Dorn, Chelsea E.	Revenue Services Analyst	54,799	
Dorosh, Sharon	Bus Operator	53,716	
Doucet, Daniel	Bus Operator	63,620	
Down, Bill A.	Bus Operator	61,646	
Drackett, Dan G.	Firefighter	69,474	
Drackett, Randy	Firefighter	85,199	
Dreger, Aaron	Firefighter	72,647	
Dreher, Robert	Cemeterian I	51,605	
Driedger, Clint	Traffic Signal Control Electrician	64,095	
Drozda, Mike	Fire Inspector	85,850	
Drummond, Darel F.	Acting Supervisor, Field Operations	77,758	
Duce, Edward W.	Coordinator, Construction Programming	87,381	
Dueker, Daryl	Traffic Signal Control Electrician	80,121	
Duell, David	Bus Operator	52,063	
Duesterbeck, Daryle	Mechanical Inspector	59,740	
Dugalo, Glen	Bus Operator	69,963	
Dumalski, Gwendolyn J.	Community Consultant	50,736	101
Dunbar, Jay	Firefighter	78,282	
Dundas, Jason C.	Firefighter	81,767	
Durovick, Debra A.	Program Specialist - Aquatics	57,887	
Dybvig, Raymond	Journeyman - Mechanic	61,943	
Eberts, Lori P.	Systems Analyst II	74,750	
Eirich, Larry	Manager, Infrastructure and Data	116,281	1,950
Eirich, Russell	Entomology Research Analyst	64,736	
Eisler, Ryan T.	Firefighter	69,488	
Eklund, Douglas	Maintenance Operator	68,625	

See accompanying notes.

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Employee Remuneration - General Municipal

For the Year Ended December 31, 2010

(in dollars)

Employee Name	Employee Title	Remuneration	
		Regular	Other
Elgren, Glenn	Bus Operator	81,631	
Ell, Vernon J.	Captain	100,957	
Elliott, Scott	Laboratory Analyst	53,130	
Ellis, Colin	Systems Analyst II	77,046	
Elsaesser, Brent D.	Community Consultant	51,276	
Engel, Chad H.	Coordinator, Business Strategy	65,955	788
Enright, Mark P.	Commercial Building Inspector I	59,823	
Erickson, Barry	Forester II	52,699	
Ermel, Clinton	Maintenance Person	78,502	
Ermel, Larry N.	Bylaw Enforcement Officer	62,154	
Eyndhoven, Terry L.	Distribution Clerk	63,710	
Eyndhoven, Trevor	Water and Sewerperson I	56,601	
Fairbairn, Cheryl S.	Project Leader - Business Technology	78,230	
Fairbairn, Wendy	Infrastructure Records Technician	59,623	
Faul, Kevin D.	Manager, Winter Storm Response and Removal	94,228	
Fawcett, Peter G.	Facilities Operator I	72,377	
Fawcett, Robert J.	Facilities Operator I	50,792	
Fazekas, Istvan	Journeyman Transit	76,102	
Fiacco, Frank A.	Billing Coordinator	56,265	
Fieldgate, Deborah L.	Coordinator, Market Data and Research	68,531	
Fiissel, Kenneth G.	Senior Captain	45,499	13,355
Fiorante, Antonio	Instrument Control Specialist	71,084	
Fischer, Scott	Bottomman	53,761	
Fisher, Calvin J.	Firefighter	51,098	
Fisher, Chris	Director, Information Technology Services	140,461	2,600
Fisher, Gerald R.	Bus Operator	60,828	
Fisher, Thomas J.	Captain	82,374	30,817
Fisher, Trevor	Equipment Operator IV - Roadways	58,700	
Fitch, Rowland E.	Crew Lead - Mains and Valves	52,452	
Flaman, Dwayne F.	Manager, Bylaw Enforcement	103,841	3,152
Flavel, Klinton R.	Captain	102,829	
Florek, Kelly A.	Supervisor, Inspection	55,592	1,457
Florizone, Teresa A.	Controller, Policy and Risk Management	119,797	1,950
Folk, Janet	Director, Pensions and Disability Administration	128,008	2,600
Forester, Leonard	Journeyman - Mechanic	66,336	
Forman, Michelle	Strategy and Performance Consultant	83,841	150
Forrester, Ronald D.	Captain	100,098	
Fortier, Gilbert L.	Facilities Operator I	58,564	1,221
Fortier, Normand	Journeyman - Industrial Mechanic	78,873	
Foster, Darcy B.	Supervisor, Geomatics Services	65,051	
Frank, Erica A.	Community Consultant	52,611	
Frank, Marjorie	Service Desk Analyst	58,308	
Frankiewitz, Stephen	Hydrant Repairperson	51,732	
Frei, Todd M.	Firefighter	57,723	
Friesen, James D.	Firefighter	66,321	

See accompanying notes.

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Employee Remuneration - General Municipal

For the Year Ended December 31, 2010

(in dollars)

Employee Name	Employee Title	Remuneration	
		Regular	Other
Friesen, Jeret L.	Firefighter	69,640	
Friesen, Perry D.	Manager, Concrete	100,243	1,950
Froh, James P.	Bus Operator	59,081	
Froh, Kregg	Engineering Assistant III - Water and Sewer Engineering	56,158	
Froh, Terry J.	Bus Operator	65,140	
Fuchs, Randall J.	Lieutenant	93,329	
Gabel, Glen	Human Resources Consultant	68,344	
Gabriel, Michael	Casual Labourer	61,669	
Gaddie, Kenneth J.	Firefighter	87,875	
Gafencu, Dwayne N.	Captain	103,453	
Gallenger, Trevor J.	Firefighter	69,462	
Galloway, George E. H.	Manager, Winter District Maintenance	86,660	
Gamble, Walter	City Hall Building Operator	50,120	
Gangl, John M.	Supervisor, Sewage Collection	82,074	
Ganshorn, Katherine	Human Resources Associate	61,785	
Gardner, Kerry	Emergency Medical Training Captain	93,582	1,179
Garland, Wayne	Mechanic - Non-Journeyman	57,589	
Garrett, Brian M.	Weigh Scale Attendant II	56,349	
Garrioch, Lyle	Journeyman - Electrician	66,015	
Gartner, Jeff D.	Firefighter	78,444	
Gartner, Michael	Programmer Analyst III	62,048	3,804
Gartner, Pat	Director, Facilities Management Services	129,247	2,600
Gasmo, Karen	Director, Transportation and Material Services	131,024	2,600
Gasper, Doug F.	Crew Lead, Roadway Operations	63,999	
Gattinger, Mark J.	Captain	101,652	
Gaudet, Joy	Payroll Systems Analyst	57,501	
Gavin, Keith D.	Firefighter	85,917	
Gaw, Peter B.	Semi Skilled Labourer	57,027	
Geiger, Garth	Firefighter	85,278	
Geiss, Darrell J.	Crew Lead - Traffic Technical Operations	73,961	
Gejdos, David A.	Captain	100,957	
Gelinas, Kevin J.	Lieutenant	94,911	
Gelsinger, Michael P.	Captain	101,473	
Gemmell, Roland M.	Assistant Chief - Fire	125,265	1,950
Gerber, Joey	Foreman, Open Space Services/Cemeteries	54,124	
Germann, Stefan	Engineer	58,205	
Gervais, Amber	Financial Administration Business Systems Analyst	61,495	
Gervais, Laurie M.	Firefighter	89,214	
Gessey, Kent	Crew Lead, Roadway Operations	74,967	
Gette, Loretta J.	Senior Engineer	92,129	611
Gettle, Craig	Journeyman - Carpenter	51,133	
Getz, Terrence	Journeyman - Mechanic	61,797	
Gibson, Donna Lee	Human Resources Associate	62,463	263
Gibson, Dwayne A.	Firefighter	84,350	
Gibson, Trav	Firefighter	83,735	

See accompanying notes.

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Employee Remuneration - General Municipal

For the Year Ended December 31, 2010

(in dollars)

Employee Name	Employee Title	Remuneration	
		Regular	Other
Gidluck, Aron	Firefighter	78,597	
Gillies, Michael	Supervisor, Field Operations	69,263	
Gimas, Kevin	Sewerjet/Hydrovac Operator	66,667	
Girgulis, Todd H.	Supervisor, Leisure Centres	68,236	1,369
Glencross, Donald J.	Casual Labourer	67,847	32,531
Goebel, Brandi A.	Technologist	56,943	
Gohlke, David	Casual Labourer	50,852	
Gohlke, Elaine	Committee Assistant	59,456	1,570
Gold, Brian K.	Bus Operator	51,669	
Goldie Scott	Firefighter	85,218	
Gordon, Glenn	Coordinator, Arts, Culture and Film	83,303	
Gottfried, Richard K.	Water and Sewerperson - Transit	50,917	
Gottselig, Murray C.	Manager, Divisional Strategic Services	55,553	1,275
Grace, Dean	Cemeterian II	50,545	
Graham Banman, Karen	Employee Records Administrator	70,307	
Graham, Gordon R.	Firefighter	85,109	
Grandel, David	Journeyman - Carpenter	56,423	
Grant, Patti	Manager, Office Administration	74,686	
Green, Patrick	Journeyman - Industrial Mechanic	53,161	240
Gregory, Stuart	Fleet Training Officer	65,139	
Grenier, Patti	Human Resources Associate	57,332	1,365
Griffin, Dan J.	Supervisor, Water Supply	90,093	
Griffin, Donald S.	Equipment Operator III	65,649	
Griffin, Lynette	Manager, Transit Operations and Accessibility	114,474	1,950
Gullickson, Harley G.	Equipment Operator IV	67,111	
Guraluk, Kevin	Equipment Operator III	54,466	
Gurskey, Clayton J.	Captain	103,970	
Hagar, Peter	Senior Engineer	96,038	
Hagen, Blaine D.	Crew Lead, Roadway Operations	66,224	
Hahn, Allison L.	Project Engineer	71,590	
Halbgewachs, Jason	Desktop Integration Analyst	68,572	
Hall, Erna	Manager, Service Regina	77,449	1,950
Hall, Lisa E.	Licensing Analyst	68,836	
Hall, Sterling	Senior Engineer	79,944	9,000
Halladay, Jessica L.	Human Resources Consultant	69,046	
Halpenny, Jamie	Paratransit Coordinator	73,466	
Halvorson, Tracey L.	Employee Rehabilitation Officer	77,856	
Hamilton, Kelly M.	Firefighter	85,004	
Hammond, Craig	Forester II	51,604	
Hammond, Tim	Firefighter	84,204	
Hampson, Mark	Journeyman - Mechanic - Light	56,318	
Hansen, Fredrick	Firefighter	84,204	
Hanson, Bradford C.	Firefighter	85,251	
Hanson, Jamie	Manager, Facilities Engineering	123,487	1,950
Harazny, Michael W.	Senior Fire Inspector	51,494	31,715

See accompanying notes.

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Employee Remuneration - General Municipal

For the Year Ended December 31, 2010

(in dollars)

Employee Name	Employee Title	Remuneration	
		Regular	Other
Harbis, Nicollette	Coordinator, Corporate Accounting	60,514	
Harder, Lee Anne	Corporate Budget Analyst	45,599	7,714
Hargrove, Jill L.	Manager, Revenue Administration Services	82,931	1,950
Harle, Kenneth	Transit Supervisor	56,314	
Harmatiuk, Sheila	Manager, Government Relations	91,980	3,046
Harmen, Lonnie	Residential Building Inspector II	54,246	
Harper, Tim	Facilities Operator I	50,208	
Harris, Darren	Irrigation Worker II	52,534	
Hartman, Traiton J.	Firefighter	57,818	
Hartnell, Beverley K.	Supervisor, Leisure Centres	75,182	
Harty, Susan	Supervisor, Technology Applications	67,119	
Hastings, Marvin S.	Crew Lead - Cold Planer	86,203	
Haubrich, Trevor	Project Management Analyst	55,110	24,615
Hauck, Kenneth A.	Captain	100,897	
Hauglum, Sean J.	Supervisor, Technology Applications	85,634	
Hawey, Tanner	Revenue Services Analyst	56,388	
Hawkes, Kenneth L.	Water and Sewer Coordinator - Mechanical - Heavy	69,435	
Headrick, Albert C.	Fire Marshal	97,278	7,603
Headrick, Garry	Journeyman - Mechanic - Light	64,429	
Hebert, Pamela	Purchasing Agent I	48,936	6,240
Hehn, Darren	Financial Management Analyst	70,760	
Heintz, Curtis	Firefighter	69,447	
Heisler, Brent R.	Engineering Assistant III	55,417	
Heisler, Collin	Journeyman - Mechanic - Light	59,998	
Heistad, Ernie W.	Skilled Labourer	64,154	
Helm, Bruce W.	Systems Analyst II	78,284	
Hembroff, Brian	Facilities Maintenance Coordinator	61,808	
Henning-Hill, Helene H.	Manager, Engineering and Business Systems	95,527	7,560
Henry, Gladwin	Programmer Analyst III	65,841	
Herauf, Allan C.	Project Management Analyst	77,623	
Herauf, Leonard M.	Lieutenant	90,226	
Herauf, Wade	Bus Refurbisher Assistant	72,049	
Heroux, Christine	Manager, Payroll Services	66,578	3,225
Heshka, Lori	Human Resources Associate	51,673	
Heuchert, Larry	Supervisor of Maintenance and Equipment	77,905	
Heward, Dave	Facilities Operator I	54,804	
Hiebert, Dwayne G.	Maintenance Operator	69,236	
Hildebrand, William	Crew Lead - Grade Finisher	67,719	
Hilderman, Katherine I.	Manager, Technical Services	91,809	1,950
Hildred, Chad E.	Traffic Underground Installer	51,768	
Hilt, Preston A.	Bus Operator	52,961	
Hlavsa, Rob	Bus Operator	50,760	
Hoath, Robert J.	Crew Lead - Grade Finisher	98,808	
Hoffart, Nicole	Marketing Consultant	53,547	398
Hoggan, Rodney	Equipment Operator III	51,557	
Holden, Christopher	Director, Community Services	141,010	2,600

See accompanying notes.

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Employee Remuneration - General Municipal

For the Year Ended December 31, 2010

(in dollars)

Employee Name	Employee Title	Remuneration	
		Regular	Other
Holhauser, Derwin G.	Asphalt Plant Operator	74,213	
Hollinger, Ellen	Coordinator, Employee Development - Parks	59,835	772
Hollinger, James J.	Captain	101,809	
Holmes, Rickey J.	Fire Inspector	108,187	
Holmes, William	Journeyman - Carpenter	60,279	
Holmes-Binns, Aaron	Property Assessor	58,214	
Holt, Bart K.	Firefighter	51,098	
Holt, Michael W.	Journeyman Apprentice - Year 4	56,422	
Holzer, Wayne J.	Captain	101,242	
Homeniuk, Leonard M.	Equipment Operator II	59,503	
Hoolaeff, Rick A.	Serviceman	61,173	
Hopson, Brian	Crew Lead - Water and Sewer Construction	70,121	
Horning, Richard G.	Supervisor, Parks Maintenance	62,644	896
Houston, Shannon R.	Systems Analyst I	60,838	
Howatt, Randy	Crew Lead - Hydrants	51,964	
Howell, Tracy D.	Firefighter	84,221	
Howie, Karen G.	Manager, Sweeping and Alleys	78,672	1,950
Hoyt, Vernon	Bus Operator	50,295	
Huber, Alvin F. G.	Supervisor, Technology Applications	84,649	
Huber, Glen	Water and Sewer Coordinator - Mechanical - Heavy	72,957	
Hubich, Chad	Technical Support Specialist I	74,731	
Hubick, Elden L.	Geomatics Technician I	26,373	35,756
Hubick, Garth	Leadperson, Parks Districts	52,988	
Humphreys, Mark	Equipment Operator IV - Roadways	69,303	
Hurley, Shawn	Journeyman Mechanic Underfill - Year 3	59,780	
Hyndman, Gillian	Strategy and Performance Consultant	84,731	150
Illingworth, Diane	Manager, Human Resources Management Systems and Policy	34,673	55,703
Inglis, Nancy L.	Director, Roadway Operations	128,151	3,950
Irwin, Shirley	Bus Operator	50,312	
Israael, Elizenda	Financial Analyst	54,864	
Ives, Kimberley A.	Manager, Community and Cultural Development	75,393	3,343
Jackson, Bradford W.	Bottomman	62,723	
Jackson, G. Layne	Deputy Chief, Public Safety, Planning and Prevention	100,495	1,950
Jacobson, Kevin R.	Bus Operator	65,940	
Jakubowski, Paul	Firefighter	84,204	
James, Cary D. W.	Project Coordinator	58,700	58
James, Sherri-Lynn	Engineering Assistant IV - Roadways and Traffic	51,096	733
Jara, Jose M.	Supervisor, Technology Applications	64,811	
Jastrzebski, Jadwiga	GIS Planner	60,951	
Jeannot, Bryce B.	Firefighter	51,201	
Jeeves, Craig Lee	Bus Operator	51,429	
Jeffery, Steve	Manager, Application Management	122,116	1,950
Jelinski, Greg	Human Resources Consultant	79,813	1,956
Jellicoe, Allison D.	Human Resources Associate	51,471	

See accompanying notes.

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Employee Remuneration - General Municipal

For the Year Ended December 31, 2010

(in dollars)

Employee Name	Employee Title	Remuneration	
		Regular	Other
Jeske, Rick L.	Lieutenant	92,739	
Jessop, Allen	Traffic Signal Control Electrician	64,715	
Jijian, David D.	Coordinator, Water and Sewer Construction	56,916	
Johnson, Gerald W.	Firefighter	86,253	
Johnston, Douglas R.	Manager, Transit Operations and Training	86,832	1,950
Johnston, Mark A.	Technologist II - Roadways and Traffic	69,824	
Johnston, Ryan	Pest Control Officer	54,211	
Johnston, Wendy A.	Workforce Development Coordinator	58,187	1,222
Jones, Gayle	Administrative Assistant City Manager/General Manager	53,563	572
Jones, Kenneth L.	Casual Labourer	33,361	34,563
Jones, Mitchell T.	Development Control Officer II	61,943	
Jones, William	Programmer Analyst III	60,888	
Jors, Curtis M.	Journeyman - Mechanic	70,429	
Jors, Delmar M.	Casual Labourer	51,245	
Jose, Shane W. J.	Casual Labourer	56,288	
Judge, Brian	Firefighter	85,079	
Julien, Glenn	Casual Labourer	52,514	
Kabatoff, Ken	Supervisor, Parks Development	90,744	
Kalenchuk, Danny W.	Maintenance Person - Electrician	77,810	
Kalim, Faisal L.	Engineer	59,739	639
Kaminska-Rybak, Lori-Ann	Corporate Budget Analyst	64,548	386
Kapell, Gregory J.	Lieutenant	94,647	
Kasperski, Sharon V.	Business Systems Analyst	64,293	
Katelnikoff, William	Equipment Coordinator	66,946	
Kauck, Gerald L.	Automated Side Loader Operator	51,538	
Kaufmann, Tanner	Journeyman Mechanic Underfill - Year 4	61,630	
Kay, Gerard	Deputy Chief, Training Academy, Safety and Logistics	110,126	123
Kaye, John J.	Equipment Operator III	55,308	
Kehl, Larry	Automated Side Loader Operator	54,532	
Keith, John A.	Crew Lead - Grade Finisher	75,784	
Keith, Patrick T. W.	Supervisor, Technology Applications	73,976	
Kell, George M.	Lead Operator	77,637	7,408
Kempf, Paul D.	Community Consultant	54,592	
Kerr, James V.	Senior Captain	112,359	
Kerth, Cindy L.	Senior Bylaw Standards Officer	74,581	
Kerth, Darren A.	Development Assistant	52,223	
Kessler, Richard	Equipment Operator III	57,040	
Kiefer, Stephen C. J.	Year 4 Apprentice Industrial Mechanic	51,101	
Kilbach, Darrell A.	Crew Lead - Water and Sewer Construction	76,845	
King, Maurice	Bus Operator	57,649	
King, Terry P.	Crew Lead, Roadway Operations	70,166	
Kinney, Donald	Facilities Operator I	56,528	
Kinvig, David R.	Assistant Chief - Fire	110,958	
Kirkpatrick, Frank	Permit Facilitator	55,934	
Kirkpatrick, Frank J.	Bylaw Standards Officer	55,309	118

See accompanying notes.

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Employee Remuneration - General Municipal

For the Year Ended December 31, 2010

(in dollars)

Employee Name	Employee Title	Remuneration	
		Regular	Other
Kirkpatrick, Miles C.	Bylaw Standards Officer	55,964	
Kirstein, Alvan	Casual Labourer	60,471	
Kirstein, Cory A.	Firefighter	57,747	
Kistner, Don G.	Training Captain	93,853	
Klaptchuk, Frank J.	Bus Operator	66,926	
Klass, Scott	Casual Labourer	66,026	
Klaudeman, Sean A.	Semi Skilled Labourer	51,594	
Kliman, Jonathan	Firefighter	78,597	
Klippenstein, Neil B.	Business Systems Analyst	55,945	
Klotz, Garry	Equipment Operator IV - Roadways	71,827	
Kluge, Darcy A.	Bus Operator	51,365	
Klyne, Michael	Foreman, Golf Course	66,870	
Klyne, Steve	Bus Operator	52,578	
Knutt, Corie	Business Solutions Specialist	66,468	
Koch, Dale	Journeyman - Carpenter	53,147	
Koch, Danny	Firefighter	78,607	
Koch, Nicholas J.	Firefighter	80,571	
Kochar, Joe A.	Container Maintenance Leadperson	59,972	
Kocoy, Dwayne A.	Bus Operator	54,381	
Koffler, Chris D.	Firefighter	58,386	
Kohne, Murray	Skilled Labourer	60,932	
Kohut, Dennis	Journeyman - Mechanic - Light	62,901	
Koivisto, Kari J.	Director, Fleet Services	126,795	2,600
Koochin, Tanya	Coordinator, Business System Administration	67,858	
Koot, Mike	Firefighter	84,204	
Kopan, Lonny A.	Firefighter	51,208	
Koroluk, Shawn P.	Policy and Procedure Analyst	61,921	
Koshman, Bradley W.	Foreman II, Traffic	48,590	10,731
Kosolofski, Trevor	Manager, Asphalt Services	95,664	1,950
Kovach, Glen F.	GIS Programmer	66,291	
Kozakewich, Jaeson	Firefighter	80,537	
Kozar, Craig	Manhole Builder	51,059	
Kozey, Ivan E.	Financial Services Team Leader	61,427	
Kozlowski, Trevor A.	Firefighter	51,098	
Kramer, Wendy	Payroll Officer II	60,469	
Krasilowez, Lydia	Service Desk Analyst	58,519	
Kraus, Trevor	Firefighter	84,313	
Krieger, Neal	Bus Operator	82,018	
Kriekle, David A.	Equipment Operator IV	55,434	
Krijnen, Johan	Senior Engineer	89,438	
Krismer, Gerald	Assistant City Assessor	113,990	1,950
Krohn, Heather E.	Roadways and Traffic Technologist	57,701	
Krohn, Robert G.	Facilities Operator I	53,290	
Krueger, Jayne C.	Barrister and Solicitor	93,325	
Krupski, Robert A.	Coordinator, Painter/Decorator	61,713	
Krupski, Tracey D.	Acting Accounting Clerk VI	59,601	

See accompanying notes.

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Employee Remuneration - General Municipal For the Year Ended December 31, 2010 (in dollars)

Employee Name	Employee Title	Remuneration	
		Regular	Other
Kullman, Randy D.	Firefighter	86,888	
Kumaran, Pathma R.	Financial Services Team Leader	64,864	
Kuntz, Blake R.	Captain	101,838	
Kuruliak, Randy	Coordinator, Construction Programming	87,404	
Kuzmicz, Diane	Senior Paratransit Clerk	53,432	
Kydd, Travis B.	Firefighter	51,131	
Lafontaine, Les	Equipment Operator II	64,877	
Lafontaine, Mike	Firefighter	84,289	
Lainey, Daniel M.	Landscape Construction Technician	59,213	
Lake, Leslie	Stock Clerk III	54,319	
Lalonde, Joseph P. H.	Journeyman - Carpenter	56,287	
Lalonde, Raymond P.	Foreman, Facilities Operations	66,451	
Lambert, Gail	Senior Communications Consultant	71,542	840
Landry, Terry	Journeyman - Welder	62,733	
Lang, Audrey	Coordinator, Tax Administration and Collections	66,930	
Lang, Kevin J.	Water and Sewerperson II	64,816	
Larocque, James R.	Programmer Analyst II	64,409	
Latoski, Michael J.	Senior Engineer	98,995	
Lawford, Casey	Firefighter	78,597	
Lawford, Frederick J.	Senior Captain	6,610	57,313
Lea-Wilson, Colin	Bus Operator	54,216	
Leclair, Douglas A.	Crew Lead - Concrete Services	78,988	
Leclerc, Philippe C.	Manager, Interactive Communications	78,032	
Lee, Sylvia M.	Director, Human Resources	108,571	2,350
Lefebvre, Janice M.	Bylaw Enforcement Officer	62,468	
Legard, Brian	Manager, Fleet Maintenance	89,600	1,950
Legault, Bruce A.	Crew Lead - Wastewater Treatment Plant Maintenance	74,258	
Legault, Lisa S.	Manager, Business Support	92,751	1,950
Lehmann, John	Deputy Chief, Training Academy, Safety and Logistics	116,664	1,194
Leibel, Barry	Manager, Equipment and Maintenance	75,326	150
Leibel, Debbie J.	Billing Coordinator	58,230	
Lemon, Gregory A.	Revenue Services Analyst	52,983	
Leugner, Shanie L.	Manager, Infrastructure Development	56,625	900
Lichtenwald, Jonathan C.	Firefighter	66,935	
Lindemann, David A.	Engineer	63,792	
Ling, James	Technical Support Analyst I	61,747	
Lipinski, Natosha R.	Communications Consultant	62,397	
Lipp, Raymond	Equipment Operator II	63,887	
Lipp, Robert A.	Human Resources Consultant	75,052	1,374
Lipton, Saul	Engineering Assistant IV- Roadways and Traffic	54,389	
Liski, Bruce	Irrigation Worker III	56,087	
Liskowich, Blake A.	Firefighter	84,282	
Liskowich, Candace E.	Public Education Officer	85,947	
Litzenberger, Jeremy T.	Crew Lead - Mudjacking	50,904	
Liu, Peter	Project Engineer	66,822	

See accompanying notes.

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Employee Remuneration - General Municipal For the Year Ended December 31, 2010 (in dollars)

Employee Name	Employee Title	Remuneration	
		Regular	Other
Lockert, Ronald	Journeyman - Mechanic	60,527	
Loepky, Doug G.	Dispatch Clerk	67,900	
Longeau, Linda A.	Property Assessor	62,479	
Longman, Greg	Journeyman - Refrigeration/Air Conditioning Mechanic	61,635	
Longmoore, Kelsey A.	Engineer	58,664	
Longpre, Mike J.	Solid Waste Truck Operator	51,391	
Lord, Greg F.	Supervisor, Traffic Signals Water and Sewer	76,174	
Lorenc, Andrew	Programmer Analyst III	64,936	
Lorenc, Dariusz P.	Systems Analyst II	72,839	
Loucks, Darlene	Access to Information and Privacy Coordinator	73,253	
Lovely, Chris M.	Skilled Labourer	57,741	
Lowe, David	Firefighter	80,589	
Lowe, Thomas F.	Captain	99,341	
Lowenberger, Colyn	Manager, Investments	92,363	1,950
Loves, Kelly D.	Firefighter	84,276	
Lowthian, Dennis W.	Supervisor, Irrigation Services	68,844	
Lubiniecki, Noel J.	Firefighter	81,788	
Luchuck, Susan A.	Senior Transit Planner	98,694	775
Lucier, Kevin	Bus Operator	55,651	
Luhning, Nathan I.	Customer Service Centre Manager	81,380	
Lukey, Dale	Journeyman - Carpenter	56,287	
Lundeen, Jeff	Journeyman - Mechanic	68,324	
Luster, Marvin	Equipment Operator IV - Roadways	54,283	
Lustig, Brent	Human Resources Consultant	89,636	572
Luzny, Roberta	Financial Administration Business Systems Analyst	72,446	
Lysack, Dean M.	Coordinator, Roadway Operations	76,692	
Lysack, Kinda	Supervisor, Technology Applications	61,013	
Lysack, Robert B.	Equipment Operator III	69,700	
Macauley, Brendan	Bus Operator	52,955	
MacDonald, Chris P.	Firefighter	57,723	
MacDonald, Jason	Financial Management Analyst	72,343	
Machniak, Kevin T.	Firefighter	84,154	
MacKay, Kevin	Firefighter	86,623	
Macknak, Thomas O.	Captain	101,337	
MacLean, Jeff	Firefighter	75,077	
MacLellan, Aaron	Firefighter	78,597	
Maddigan, David M.	Truck Driver - Sewer and Water	55,672	
Madill, Kaeli J.	Communications Consultant	56,342	
Madsen, Stella	Director, Water and Sewer Services	140,480	2,700
Magnus, Brent G.	Pension and Benefits Business Systems Analyst	55,542	
Maher, Charles P.	Manager, Real Estate	81,819	1,950
Maier, Aaron	Firefighter	78,597	
Mailander, Darryl	Supervisor, Sport Facilities	74,353	
Mailander, Rhonda L.	Community Investments Policy Analyst	65,667	
Mailander, Trent G.	Technical Support Analyst I	67,598	

See accompanying notes.

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Employee Remuneration - General Municipal For the Year Ended December 31, 2010 (in dollars)

Employee Name	Employee Title	Remuneration	
		Regular	Other
Maksymiw, Taylor	Firefighter	51,145	
Makuch, Gary M.	Maintenance Operator	70,481	
Malach, Rod	Journeyman - Mechanic	64,802	
Malawski, Leszek	Manager, Asphalt Production and Field Services	104,657	2,352
Mancinelli, Bonnie L.	Communications and Protocol Advisor	59,435	441
Mann, Terry	Human Resources Consultant	88,019	
Manz, Judy H.	Service Desk Analyst	51,285	
Marcyniuk, Tim G.	Engineering Assistant III	54,287	
Mario, Ben G. W.	Project Planner	57,076	
Markewich, Gregory D.	Manager, Purchasing	104,258	1,950
Markewich, Laura L.	Deputy Chief, Administration and Communications	103,140	2,770
Markowski, Evan	Utilityperson	61,772	
Marlin, S. Jill	Bylaw Prosecution Officer	63,694	583
Martin, Dawn P.	Performance Measurement Consultant	91,997	150
Martin, Larry	Bus Operator	74,690	
Maserek, Ashley	Human Resources Associate	55,739	572
Masney, Lawrence	Casual Labourer	50,764	
Mason, Linda A.	Senior Real Estate Clerk	51,060	
Massier, Daryl	Crew Lead, Roadway Operations	63,103	
Massier, Dean R.	Supervisor of Testing Lab and Field Services	78,418	
Masson, Jim	Firefighter	84,884	
Matthew, Deborah	Coordinator, Emergency Telecommunication	93,821	
Matthewson, Bruce D.	Coordinator, Sport and Recreation Facilities	80,740	
Mattick, William A.	Lieutenant	103,194	
Maurice, Robert H.	Lieutenant	98,510	
May, Jeffrey D.	Manager, Corporate Budget	91,569	1,950
Mayer, Jeremy	Firefighter	74,400	
Maynes, Dale M.	Weigh Scale Attendant II	55,570	
Maystruck, Lyle	Electrician - Sewage Treatment Plant	65,326	
McCall, Dustin D.	Engineer	69,580	
McCord, Thomas R.	Senior Captain	114,991	
McCulloch, Bryce	Transit Training Coordinator	55,957	
McCullough, Dustin R.	Firefighter	80,326	
McCullough, Richard	Director, Fire and Protective Services	164,444	
McDonald, Chuck	Director, Financial Services	131,689	2,600
McDonald, Dean E.	Bottomman	77,099	
McGillis, Barry	Bus Operator	67,654	
McGirr, Richard C.	Casual Labourer	53,809	
McGregor, Mandy	Human Resources Consultant	74,585	
McInnis, Patricia	Bus Operator	79,919	
McIvor, Russ	Firefighter	84,204	
McKinney, Daryn J.	Bus Operator	51,313	
McLennan, Jody M.	Firefighter	81,788	
McLeod, Kelly L.	Mechanic	71,754	
McMillan, Dallas J.	Firefighter	84,240	
McNeil-Wilson, Andrea	Licensing and Municipal Fines Manager	69,388	2,561

See accompanying notes.

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Employee Remuneration - General Municipal

For the Year Ended December 31, 2010

(in dollars)

Employee Name	Employee Title	Remuneration	
		Regular	Other
McPherson, Jill M.	Systems Analyst I	67,544	
McRae, Garry	Firefighter	84,157	
McStay, Robert	Firefighter	74,400	
Meickel, Marvin F.	Senior Bylaw Standards Officer	78,797	
Meikle, Donald G.	Senior City Planner	84,805	
Mellom, Leo	Lead Operator	81,226	4,428
Melnechenko, Flora	Purchasing Agent II	51,767	
Mengel, Gary J.	Equipment Operator III	70,559	
Merk, Joanne	Coordinator, Client Support	86,721	
Messer, Colleen E.	Financial Services Team Leader	66,966	
Michael, Gaza L.	Coordinator, Roadway Operations	90,809	
Mickleborough, Jim E.	Small Tools and Equipment Technician	50,981	
Middleton, Warren H.	Transit Supervisor	58,195	
Migneault, Shane	Journeyman - Plumber/Gasfitter	67,007	
Mignon, Kevin P.	Acting Coordinator, Roadway Operations	82,297	
Mihial, Keith D.	Firefighter	81,336	
Milessa, Mauro	Coordinator, Water and Sewer	58,833	
Miller, Brian	Manager, Sewer and Drainage Operations	116,144	1,838
Miller, Greg	Bus Operator	56,091	
Miller, Michael G.	Bus Operator	64,614	
Miller, Scott B.	Manager, Assessment Research	104,057	1,950
Millkenn, David J.	Water Technologist	57,718	
Milo, Leonard D.	Firefighter	81,788	
Mintzler, Glen G.	Firefighter	88,870	
Mital, Rajeev	Programmer Analyst II	62,699	
Mitchell, James W.	Equipment Operator III	75,730	
Moes, Bradley J.	Firefighter	78,631	
Moffatt, Lee M.	Firefighter	51,098	
Moffatt, Tracy	Fleet Stores Coordinator	53,068	1,006
Moisiuk, Gregory N.	Casual Labourer	70,709	20,354
Moldovan, Robert W.	Manager, Residential Assessment	103,913	1,950
Molnar, Susan	Human Resources Consultant	78,118	
Monz, Richard	Firefighter	81,807	
Moore, Gord	Supervisor, Golf Courses	72,476	
Moore, Judith A.	Committee Assistant	58,947	
Moore, Thomas A.	Technologist II - Water and Sewer Services	54,877	
Moorhead, Richard	Firefighter	85,039	
Moran, Thomas J.	Firefighter	85,413	
Morgan, Ray	Manager, Forestry, Horticulture and Pest Control	97,017	1,950
Moroz, Mark	Firefighter	74,415	
Morris, Howard M.	Firefighter	88,674	
Morrison, Hugh S.	Senior Research Appraiser	77,968	
Morrison, Melody G.	Asset Management Administrator	65,841	
Morrison, Nathan N.	Branding and Marketing Manager	75,943	1,950
Morrow, Wade	Supervisor, Pest Management	69,855	
Moyer, Greg	Water and Sewer Coordinator - Mechanical - Heavy	77,076	

See accompanying notes.

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Employee Remuneration - General Municipal For the Year Ended December 31, 2010 (in dollars)

Employee Name	Employee Title	Remuneration	
		Regular	Other
Mudford, Vernon	Residential Building Inspector II	57,041	
Mueller, Heather	Engineering Assistant IV- Roadways and Traffic	54,920	
Mundy, James	Casual Labourer	55,560	
Mundy, Kevin	Journeyman Transit	62,137	
Murchie, Kathryn	Barrister and Solicitor	84,111	1,173
Murray, Harvey W.	Firefighter	86,828	
Nagel, Curtis D.	Firefighter	83,365	
Nahnepowisk, Kenneth R.	Bus Operator	58,003	
Nash, Steve E.	Firefighter	82,680	
Neald, Dana G.	Captain	101,301	
Neilson, Shawn	Journeyman Transit	63,452	
Nelson, Dale	Bylaw Standards Officer	55,862	
Nelson, Eric	Machinist	55,425	19,368
Nerbas, Jared M.	Firefighter	79,545	
Neufeld, Aaron	Firefighter	78,597	
Neufeld, Charmaine	Manager, Parks Maintenance	82,835	1,950
Neumann, David	Firefighter	84,518	
Newman, Melvin G.	Captain	102,404	
Newson, Darrell S.	Firefighter	81,767	
Nicol, Jim A.	Chief of Staff to the City Manager	147,469	3,900
Nielson, Dawna L.	Manager, Sport and Recreation	103,827	1,950
Nieminen, Gary	Manager, Environmental Engineering	116,418	2,397
Nomura, John T.	Foreman, Facilities Operations	72,880	
Nontell, Marilyn	Bus Operator	47,835	12,580
Norman, John R.	Senior Engineer	83,457	
Norton, Marsha G.	Human Resources Associate	64,179	
Novak, Brian B.	Lieutenant	89,447	
Oancia, Mark	Journeyperson - Mechanic - Light	63,136	
Oatway, Grant L.	Permit Facilitator	51,401	
Obarianyuk, Yaroslav	Firefighter	78,166	
O'Brien, Lauren G. K.	Application Management Coordinator	82,834	
Obrigewitsch, Charles	Captain	97,504	
O'Connell, Thomas J.	Manager, Traffic Control and Parking	115,856	1,950
Odling, Jana-Marie	Barrister and Solicitor	116,457	
Olsen, Donald C.	Lieutenant	90,012	
Olsen, Georgina	Administrative Assistant City Manager/General Manager	58,385	
Olsen, James	Bus Operator	70,417	
Olson, Melody K.	Project Leader - Business Technology	78,612	
Olson, Robin G.	Captain	100,225	
Oni, Olumuyiwa	Database Analyst	79,662	
Onodera, David	Director, Transit	123,867	20,477
Onrait, Kim G.	Manager, Transit Operations and Services	91,203	1,950
Onyskevitch, David	Casual Labourer	54,046	
Osheski, Don	Project Engineer	61,035	

See accompanying notes.

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Employee Remuneration - General Municipal

For the Year Ended December 31, 2010

(in dollars)

Employee Name	Employee Title	Remuneration	
		Regular	Other
Otitoju, Joseph O.	Technologist II - Roadways and Traffic	52,417	
Ott, Jay V.	Firefighter	68,598	
Ouellette, Perry J.	Equipment Operator III	71,046	
Packham, Tyler J.	Firefighter	78,597	
Palaniuk, Travis D.	Journeyman - Industrial Mechanic	64,756	
Pamintuan, Librado	Technical Support Analyst II	64,530	
Panagabko, Blair	Firefighter	78,687	
Parisian, Tony	Cemeterian II	50,278	
Parisien, Brent J.	Bus Operator	51,866	
Parisien, Trevor S.	Firefighter	86,282	
Pasiechnyk, Chad C.	Firefighter	66,277	
Paton, Donald	Bus Operator	51,856	
Patryluk, Tery	Leadperson, Parks Districts	27,560	26,661
Payak, Chris	Firefighter	78,597	
Payne, Norman J.	Equipment Operator IV	61,266	
Pelletier, Dionne	Casual Labourer	53,823	
Pelletier, Jeffery P.	Firefighter	89,002	
Pelletier, Laurie Kim	Bus Operator	54,491	
Pelletier, Marlowe T.	Fleet Training Officer	57,450	687
Pelletier, Verne G.	Night Foreman	55,303	
Pelltier, Wesley P.	Casual Labourer	54,444	
Pelzer, Beverley J.	Manager, Departmental Projects and Initiatives	79,645	51,126
Penn, George W.	Manager, Transit Administration	94,730	1,950
Penner, Lee C.	Firefighter	80,448	
Perrault, Preston J.	Captain	102,230	
Perry, Mark W.	Firefighter	87,794	
Peter, James M.	Sales and Salvage Clerk	52,298	
Peters, James L.	Captain	100,038	
Peters, Jeff	Human Resources Consultant	90,353	670
Peters, Richard W.	Captain	103,172	
Petford, Darwyn R.	Supervisor, Material Supply	75,995	
Petrovitch, Carlo I.	Programmer Analyst II	60,455	
Petrovitch, Steve F.	Crew Lead - Asphalt Screed	83,243	
Pfeifer, Calvin	Water and Sewer Coordinator	62,590	
Phaneuf, Garry J.	Bus Operator	50,891	
Phillips, Christopher	Bus Operator	54,627	17,163
Phillips, Kristopher J.	Business Systems Analyst	67,129	
Phillips, Laura	Collections Coordinator	71,027	
Pieracci, Alberto	Supervisor, Field Operations	72,963	583
Piluschak, Linda R.	Manager, Payroll Services	82,124	1,950
Pointer, Dale	Captain	100,620	
Pointer, Matthew R.	Firefighter	69,447	
Polsom, Martin	Leadman, Golf Course	54,714	
Pominville, James R.	Firefighter	86,202	
Poncsak, Stuart	Bus Operator	64,556	

See accompanying notes.

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Employee Remuneration - General Municipal

For the Year Ended December 31, 2010

(in dollars)

Employee Name	Employee Title	Remuneration	
		Regular	Other
Poorman, Brian	Skilled Labourer	52,984	
Porras, Myriam	Payroll Officer II	52,367	
Porter, Carolyn J.	Engineer - Roadways and Traffic	67,982	1,281
Posehn, Dewey	Programmer Analyst II	61,921	
Poure, Kenneth	Manager, Golf, Cemetery and Landscape	115,282	
Powell, Mike G.	Manager, Facilities Building Services	84,986	5,134
Powell, Shelley A.	Coordinator, Business Project - Reassessment	60,803	756
Powers, Jordan	Firefighter	69,447	
Poznikoff, Lisa	Financial Administration Business Systems Analyst	61,223	1,468
Prawzick, Angela	Public Education Officer	88,802	
Priddell, Allan J.	Assistant Chief - Fire	124,544	1,950
Priddell, Glen	Firefighter	86,563	
Prohar, Christopher J.	Firefighter	70,300	
Proznick, Lynn	Emergency Telecommunications Dispatcher	71,534	
Pugsley, Brian E.	Crew Lead, Roadway Operations	78,699	
Puszkas, Steve	Bottomman	67,950	
Putz, Gerald A.	Lieutenant	96,334	
Quinnett, Marc F.	Firefighter	84,300	
Quist, Stanley M.	Firefighter	84,384	
Rackow, Frederick C.	Acting Supervisor, Technology Applications	56,122	
Raison, Sean E.	Coordinator, Open Space Services	67,285	
Ramirez, Milton J.	Bus Operator	52,505	
Ranalli, Tawna	Program Specialist - Aquatics	58,464	
Rathwell, Mark A.	Senior Advisor to the Mayor	69,192	4,300
Reeve, Gordon A.	Bylaw Standards Officer	53,780	
Reid, Maureen H.	Administrative Assistant City Manager/General Manager	63,463	
Reiman, Trevor	Firefighter	86,563	693
Renchko, James G.	Stock Clerk IV	41,644	14,945
Reslein, Mark	Bus Operator	52,752	
Rettman, Bryon	Journeyman - Painter and Decorator	56,367	
Rhodes, Lorne E.	Casual Labourer	54,296	
Rice, Bruce	Senior Policy and Research Analyst	83,756	
Richardson, James	Crew Lead, Roadway Operations	57,928	
Richter, James G.	Equipment Operator III	78,278	
Richter, Larry R.	Captain	103,020	
Rieger, Scott	Journeyman Body Repairman	55,821	
Ritmiller, Darrell H.	Firefighter	84,204	
Roberts, Trevor	Firefighter	83,952	
Robinson, Mike A.	Supervisor, Parks Maintenance	54,812	
Robinson, R. Jeffrey	Property Assessor	61,162	
Rogers, Barry	Manager, Divisional Strategic Services	76,349	5,556
Rohrick, Earl	Permit Supervisor	79,160	5,811
Rokosh, Walter S.	Crew Lead - Water Supply Maintenance	84,261	
Rope, Tony	Crew Lead - Concrete Services	74,372	

See accompanying notes.

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Employee Remuneration - General Municipal

For the Year Ended December 31, 2010

(in dollars)

Employee Name	Employee Title	Remuneration	
		Regular	Other
Rosloot, Casey	Bus Operator	94,574	
Ross, Christopher A.	Materials Coordinator	53,291	
Ross, Douglas A.	Development Control Officer II	61,398	
Ross, Murray	Firefighter	84,264	
Rostad, Brent	Manager, Landfill Operations	105,772	1,950
Rotariu, Dale	Journeyman - Carpenter	57,035	
Roth, Harry	Firefighter	85,649	
Rowan, Donald L.	Supervisor, Field Operations	104,604	
Rugg, Christopher A. J.	Firefighter	80,326	
Rumancik, Jeff	Casual Labourer	52,044	
Runge, Bonnie Lee	Property Assessor	67,213	
Rusk, Kerry R.	Crew Lead, Roadway Operations	57,596	
Russell, James	Journeyman Transit	64,658	5,441
Rutten, Derek	Firefighter	74,465	
Sadlemyer, Trevor	Firefighter	79,276	
Sakires, Wayne	Senior Human Resources Consultant	54,565	13,748
Sale, Chris	Senior Planner	59,382	
Sali, Barbara	Senior Assessment Appraiser	79,453	
Salloum, Reginald A.	Captain	101,227	
Samuelson, Conway C. J.	Crew Lead - Solid Waste Collection	54,846	
Sanchuck, Darryl	Casual Labourer	53,396	
Sanchuck, Joe	Facilities Operator I	52,255	
Sanders, Doug A.	Training Captain	93,572	
Sanderson, David	Bus Operator	51,940	
Sano, Brent	Bus Operator	79,812	
Sano, Brian	Bus Operator	89,429	
Santo, Chris	Equipment Operator II	51,233	
Sare, Kim	Coordinator, Sustainable Communities	73,811	
Saul, Joe	Firefighter	74,410	
Saunders, Christopher	Journeyman - Carpenter	56,530	
Sax, Robert	Firefighter	86,659	
Sazinski, Larry	Bus Operator	51,702	
Schaeffer, Bruce	Firefighter	84,592	
Schatz, Brian	Manager, Classification, Compensation and Labour Relations	40,665	16,816
Scherer, Blair K.	Firefighter	84,276	
Scherle, Brian P.	Senior CAD Technician	72,303	606
Schlechte, Mark	Database Administrator	89,426	175
Schlechter, Brian L.	Supervisor, Field Operations	85,170	1,222
Schlechter, Joe F.	Swimming Pool Technician	57,037	
Schlechter, Mark J.	Coordinator, Roadway Operations	103,386	
Schlitz, Dara K.	Journeyman - Industrial Mechanic	64,035	
Schlosser, Glenda L.	Manager, Pensions and Disability Administration	92,399	1,950
Schlosser, Michael J.	Crew Lead - Grade Finisher	80,887	
Schlosser, Steve P.	Supervisor, Wastewater Treatment Operations	73,503	
Schmalenberg, Lorrie	Manager, Corporate Accounting	91,484	2,301

See accompanying notes.

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Employee Remuneration - General Municipal

For the Year Ended December 31, 2010

(in dollars)

Employee Name	Employee Title	Remuneration	
		Regular	Other
Schmalz, Anthony G.	Firefighter	79,545	
Schmeltzer, Neil F.	Journeyman Transit	72,121	
Schmidt, Derek	Bus Operator	52,725	
Schmidt, Rodney	Special Projects Manager	90,852	1,950
Schmidt, Walter R.	Asphalt Plant Operator	37,536	12,766
Schneider, Richard	Equipment Operator III	65,808	
Schneider, Tim D.	Commercial Building Inspector II	61,591	
Schommer, Joseph F.	Manager, Comprehensive Planning	104,247	2,133
Schreiner, Dave	Crew Lead, Lift Station Maintenance	80,366	
Schroeder, Jenna A.	Policy Analyst	67,525	
Schuler, Brian L.	Senior Assessment Appraiser	78,533	
Schulkowsky, Mike	Senior Assessment Appraiser	64,701	
Schultz, Marlon J.	Asphalt Plant Operator	53,822	1,361
Schultze, Robert W.	Manager, Commercial Assessment	100,705	1,950
Schumann, Jason W.	Firefighter	84,157	
Schutzman, Rhonda	Administrative Assistant, Corporate Services	53,819	
Schwabe, Kirby	Transit Supervisor	59,263	
Schwartz, Todd A.	Human Resources Consultant	84,030	
Schwentke, Larry	Business Systems Analyst	61,785	
Schwickrath, Gayle E. C.	Manager, Business Services	92,637	1,950
Searle, Fred	Acting Manager, Development Review	81,935	
Sebastian, Daniel W.	Lieutenant	99,091	
Sebastian, Greg T.	Captain	62,134	19,814
Sebastian, Kelvin L.	Coordinator, Roadway Operations	96,960	
Sebastian, Kirby M.	Bus Operator	51,212	
Sebulsky, Randy G.	Lieutenant	97,683	
Seidenthal, Clifford	Supervisor, Technology Applications	75,072	
Seidlik, Brian T.	Lieutenant	98,851	
Seifert, Myles	Firefighter	84,264	
Selinger, Bobbie D.	Market Research Analyst	50,882	
Senkow, Clifford M.	Firefighter	84,248	
Sentes, David	Solid Waste Truck Operator	51,242	
Sernick, Sean D.	Casual Labourer	52,230	
Shalley, Laurie L.	Manager, Business and Infrastructure Strategy	96,409	1,950
Sharma, Vasant	Project Engineer	72,643	1,697
Sharp, Ivan	Supervisor, Inspection	69,807	
Shearer, Jeff	Crew Lead - Traffic Electrical	96,243	
Sherman, Shane A.	Firefighter	69,447	
Shilling, Jeffery D.	Control System Support Technologist	47,457	17,119
Shiplack, Kevin	Truck Driver - Sewer and Water	63,236	
Shull, Jerry	Firefighter	86,329	
Sikma, Derek J. A.	Firefighter	69,447	
Sikorski, Calvin	Firefighter	84,204	
Silva, Filonilo C.	Senior Engineer	65,030	701
Simpson, James T.	Casual Labourer	64,433	
Sinclair, Douglas J.	Supervisor, Sewage Treatment Plant Maintenance	83,034	

See accompanying notes.

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Employee Remuneration - General Municipal For the Year Ended December 31, 2010 (in dollars)

Employee Name	Employee Title	Remuneration	
		Regular	Other
Sinclair, Kevin	Firefighter	87,267	
Sinclair, Scott L.	Firefighter	84,971	
Sindani, Peter	Crew Lead - Water and Sewer Construction	84,281	
Sisco, Robert D.	Coordinator, Water and Sewer	60,681	
Sisco, Rod	Foreman II, Traffic	58,667	
Sjoberg, Brent	General Manager, Corporate Services	173,236	5,200
Skaar, Daniel	Solid Waste Truck Operator	52,243	
Slywka, Ryley W.	Landscape Architect	54,592	
Smale, Amber	Deputy City Clerk	86,434	1,950
Smith, Brydon	Bus Operator	50,039	
Smith, Curtis	Financial Reporting and Policy Advisor	82,516	
Smith, Gary G.	Bus Operator	64,599	
Smith, Holly	Bus Operator	50,616	
Smith, Randy	Firefighter	84,204	
Snider, Dwight	Journeyman Transit	55,733	15,270
Solie, Keith	Equipment Operator III	51,658	
Solomon, Janice L.	Coordinator, Social Development	82,989	
Sorensen, Todd A.	Firefighter	84,248	
Sotkowy, David P.	Fuel System Officer	51,642	
Sovdi, Holly L.	Senior City Planner	85,242	
Spelliscy, James D.	Firefighter	84,157	
Splett, Lori	Supervisor, Chemist	74,941	
St. Onge, William	Equipment Operator II	52,309	
Stainbrook, Corey A.	Journeyman - Mechanic - Light	62,740	
Stark, Mike	Firefighter	84,258	
Stearns, Deborah L.	Coordinator, Administrative Services	55,735	
Stecyk, Dave S.	Coordinator, Program Services	34,113	35,914
Stefan, Evan B.	Firefighter	69,604	
Steif, Morley G.	Building Inspection Engineer	89,309	
Steiner, Paul	Bus Operator	51,582	
Stephen, Barry J.	Senior Captain	114,971	
Stephen, Sheila	Emergency Telecommunications Dispatcher	60,200	
Stephenson, Gordon	Firefighter	87,910	
Steponchev, Brenda L.	Billing Coordinator	54,142	840
Steponchev, Darren G.	Residential Building Inspector II	59,554	
Stevenson, Grace M.	Database Administrator	62,846	
Stewart, Gary	Bus Operator	58,934	
Stewart, James A.	Bus Operator	62,161	
Stewart, Paul G.	Survey Technician	57,028	
Stewart, Robert L.	Casual Labourer	50,905	
Stinson, Scott E.	Firefighter	66,234	
Stobbe, Raymond V.	Residential Building Inspector II	74,896	
Stochmal, Tim	Bylaw Standards Officer	52,341	
Storry, Jeff M.	Irrigation Worker II	53,109	
Strand, Robert M.	Supervisor, Parks Maintenance	58,162	
Strasser, Brad	Journeyman - Mechanic	58,121	

See accompanying notes.

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Employee Remuneration - General Municipal

For the Year Ended December 31, 2010

(in dollars)

Employee Name	Employee Title	Remuneration	
		Regular	Other
Strawford, Dale	Technical Support Specialist II	79,803	
Streisel, Andy J.	Crew Lead - Water and Sewer Construction	56,437	
Stricker, Jan	Bus Operator	54,822	
Strueby, Sharon	Manager, Strategic and Business Services	87,880	9,650
Sundeen, Neil R.	Firefighter	84,221	
Sunkawasti, Allen	Equipment Operator III	64,532	
Sutton, Andrew	Forester II	52,623	
Swan, Katrina M.	Barrister and Solicitor	110,437	
Swanton, Lyle T.	Firefighter	87,137	
Sylvestre, Mark	Coordinator, Community and Neighbourhood Service	68,639	
Syrnick, Kevin M.	Senior Engineer	88,762	
Szeles, Barry	Firefighter	76,754	
Tallon, Tim	Firefighter	74,439	
Tanner, Harold	Equipment Operator II	52,099	
Temple, Wayne	Journeyman - Welder	61,341	
Tetlow, Kevin R.	Firefighter	87,786	
Thanawala, Paresh R.	Senior Engineer	91,033	
Thomas, Dean J.	Firefighter	84,204	
Thomas, Scott A.	Senior Engineer	92,082	
Thul, Anthony N.	Systems Analyst II	77,968	
Thurlow, Curtis W.	Bottomman	58,566	
Tkach, Anthony	Business Intelligence Administrator	71,248	
Togneri, Alex D.	Firefighter	69,912	
Toker, Wayne	Casual Labourer	54,677	
Tolley, Lindsay	Firefighter	87,577	
Torres, Mavis	Committee Assistant	51,641	
Tourangeau, Charles	Bus Operator	60,593	
Treleaven, Greg	Firefighter	85,606	
Trepoff, Perry	Technical Support Analyst III	63,822	13,529
Treso, Barclay	Engineering Assistant III	56,623	
Treso, Les	Financial Administration Business Systems Analyst	65,916	
Triffo, Gordon	City Hall Building Operator	51,676	
Trombley, Blair C.	Equipment Operator III	50,708	
Trombley, Darcy S.	Equipment Operator III	72,405	
Tuchscherer, John J.	Human Resources Consultant	88,095	
Turner, Harvey A.	Traffic Signal Systems Technician	58,416	
Ubell, Wayne L.	Captain	101,434	
Ullrich, John W.	Manager, Water and Sewer Construction	101,503	1,950
Ursu, Regan R.	Journeyman Transit	64,208	
Valente, Alan	Technical Support Analyst II	59,549	
Valenzuela, Mario E.	GIS Planner	59,823	
Vancuren, David	Leadman - Landscape Construction	64,725	
Vancuren, Perry J.	Forester II	51,380	

See accompanying notes.

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Employee Remuneration - General Municipal

For the Year Ended December 31, 2010

(in dollars)

Employee Name	Employee Title	Remuneration	
		Regular	Other
Vande Velde, Leon	Equipment Operator III	52,073	
Vandendort, Neil P.	Director, Parks and Open Space	129,086	2,600
Veer, Erwin	Bylaw Standards Officer	54,290	
Viala, Paul	Fire Research and Development Analyst	68,746	
Vicenzino, Romano	Lieutenant	97,214	
Volk, Jaret	Human Resources Consultant	61,253	572
Volk, Michael D.	Equipment Operator IV - Roadways	81,093	
Volk, Randy B.	Bus Operator	69,764	
Volke, Marcille A.	Program Specialist - Aquatics	58,478	
Volsky, Kelly	Coordinator, Business Innovation and Data Integration	78,606	
Voss, Stephen	Water and Sewer I - Sewer Services	74,426	
Wagner, Frederick J.	Journeyman Transit	72,237	153
Wagner, Glenn M.	Firefighter	86,738	
Wagner, Ivan J.	Captain	100,038	
Wagner, Laurie A.	Property Assessor	62,724	
Wagner, Patricia L.	Property Assessor	45,603	30,614
Walbaum, Roger	Firefighter	84,204	
Walker, Darlyn	Law Office Administrator	64,266	
Wallace, Francis R.	Project Planner	63,702	
Walliser, Natalie A.	Landscape Architect	58,151	
Walsh, Evelyn	Floor Lead	52,139	
Wandzura, W. Dorian C.	General Manager, Public Works	168,223	13,200
Warren, Chris J.	Supervisor, Technology Applications	76,602	
Warren, Douglas M.	Geomatics Technician I	62,414	
Warren, Leanne C.	Management Information Systems Administrator	61,856	
Wasnik, Bryan	Arborist	60,766	
Wasyliw, Garry	Manager, Building and Engineering Standard	104,617	1,950
Waugh, Douglas K.	Facilities Operator I	52,276	
Weber, Charla N.	Senior Research Appraiser	77,646	
Weimer, Kenneth	Supervisor, Parks Maintenance	65,519	
Weinberger, Erik	Firefighter	73,338	
Weise, Kristopher	City Hall Building Operator	56,504	
Weist, Kim L.	Sewerjet / Hydrovac Operator	88,455	
Welsh, W. Bruce B.	Transit Supervisor	64,152	
Wendler, Richard J.	Equipment Operator IV - Roadways	61,891	
Weninger, George H.	Facilities Operator I	56,273	
Werry, Byron G.	City Solicitor	148,234	2,600
West, Neil	Bus Operator	54,160	
Weston, Andrea B.	Geographic Information Systems Coordinator	83,169	
Westphal, Mark	Systems Analyst II	74,419	
Whiteoak, Paul D.	Firefighter	82,499	
Wiebe, Charles A.	Bus Operator	50,957	
Wiebe, Janell Y.	Firefighter	69,437	
Wiebe, Jared A.	Firefighter	58,386	
Wiens, Kenneth	Manager, Water Operations	116,592	1,950

See accompanying notes.

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Employee Remuneration - General Municipal For the Year Ended December 31, 2010 (in dollars)

Employee Name	Employee Title	Remuneration	
		Regular	Other
Wilke, Reginald	Crew Lead, Roadway Operations	63,836	
Wilke, Timothy S.	Firefighter	85,189	
Wilkie, Hal S.	Supervisor, Field Operations	69,122	
Wilkinson, Brian	Coordinator, Computer and Financial Systems	66,816	
Willenborg, Vern	Electrical/Instrumentation Journeyman	97,092	
Willoughby, Cheryl M.	Barrister and Solicitor	93,397	
Wilson, Patricia	Manager, Utility Billing	103,369	1,950
Wilson, Rob	Firefighter	74,512	
Winter, Leanne C.	Community Consultant	54,942	
Wirachowsky, Michael	Lieutenant	96,542	
Wirth, Brian D.	Supervisor, Field Operations	71,276	
Woitak, Karl	Journeyman - Electrician	66,801	
Wolbaum, Chad L.	Firefighter	81,788	
Wolf, Barry	Engineering Technologist	60,036	
Wolfe, Wesley W.	Repairman Low Level Pumps	63,564	
Wolff, William Reg	Residential Building Inspector II	55,806	
Wolk, Don A.	Bus Operator	49,482	1,415
Wong, Norman	Senior Engineer	65,338	56,011
Wood, Brad J.	Financial Reporting and Policy Advisor	74,325	
Wood, Howard G.	Captain	100,613	
Wood, Jeff	Manager, Client Support	80,743	1,575
Wood, Shane W.	Firefighter	66,277	
Woronoski, Brian W.	Mechanical Inspector II	63,569	
Wosik, Mariusz	Leadman, Golf Course	55,091	
Woulfe, Darrell M.	Bottomman	73,780	
Wright, John D.	Enterprise Architect	94,438	
Wright, Shayne G.	Data Architect	83,733	30,741
Wu, Gang	Senior Engineer	93,613	
Wudrich, Dalton D.	Manager, City Centre	94,509	150
Wyatt, Frank	Systems Analyst I	73,476	
Wyatt, Kelly J.	Director, Development Engineering	131,347	2,600
Yablonski, Grant A.	Routing and Scheduling Analyst	59,463	
Yaciw, Jay P.	Firefighter	57,864	
Yaworski, Adonis	Bus Operator	51,314	
Youlyahshiev, Bahodir	Senior Engineer	87,448	
Yu, Qian	Programmer Analyst I	62,830	
Yu, Qiufang	Programmer Analyst II	52,428	
Yulyakshieva, Nigora	Manager, Roadway Preservation	109,421	1,950
Zak, Victor L.	Systems Analyst I	72,458	
Zalopski, Wade C.	Equipment Operator II	53,775	
Zander, Kelly	Truck Driver - Sewer and Water	70,037	
Zaryski, Kelly	Bus Operator	77,071	
Zatylny, Ray J.	Journeyman - Mechanic	65,743	
Zazulak, Jason	Bus Operator	67,647	

See accompanying notes.

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Employee Remuneration - General Municipal

For the Year Ended December 31, 2010

(in dollars)

Employee Name	Employee Title	Remuneration	
		Regular	Other
Zepick, Scott A.	Firefighter	86,599	
Ziefflie, Brian J.	Supervisor, Field Operations	88,312	
Ziegler, Murray D.	Captain	102,445	
Zinkewich, Leonard H.	Captain	102,638	
Zinkhan, Lyle D.	Captain	102,064	
Zummack, Garmet E.	Captain	100,038	

See accompanying notes.

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Employee Remuneration - Police Services

For the Year Ended December 31, 2010

(in dollars)

Employee Name	Employee Title	Remuneration	
		Regular	Other
Ackerman, Bonita M.	Communications Supervisor	74,851	
Anderson, Chad	Constable	81,026	
Anderson, Lawrence C.	Sergeant	104,124	
Arnold, Brandi	Constable	78,584	
Ash, Roderick J.	Sergeant	97,996	
Aubichon, Alan John	Constable	63,144	
Austman, Tammy L.	Communications Officer	68,668	
Bachman, Kelly L.	IEIS Analyst	57,872	
Bacon, Tyler	Constable	73,650	
Baer, Reynold	Constable	90,680	
Bahsler, Dave	Infrastructure Support Analyst II	70,487	20,980
Bailey, Nicole M.	Secretary 1	56,233	
Baisley, Regan B.	Communications Officer	66,995	
Balfour, Amy	Strategic Research Officer	58,027	
Barber, Dallas	Constable	86,221	
Barr, Ian G.	Corporal	99,299	
Baryluk, Sherry L.	Court Information Clerk	54,688	
Baumgartner, Jo A.	Diem Manager	109,005	
Beauchesne, Pierre C. B.	Constable	88,154	
Behm-Wallace, David	Constable	52,546	
Beitel, Neil R.	Constable	54,398	
Belcourt, Colin	Constable	71,921	828
Bell, Teresa L.	Evidence Management Supervisor	61,119	
Bellamy, Margaret Louise	Data Quality and Case Management Specialist	53,310	
Bells, Robin D.	Payroll Supervisor	63,570	
Benko, Candace L.	Constable	92,647	
Berting, Kelley R.	Corporal	96,988	
Bespalko, Nolan	Constable	74,395	
Bilodeau, Karolina J.	Digital Media Clerk	50,443	
Black, Erin M.	Constable	81,865	
Blampied, Darryl G.	Constable	94,052	
Boehm, Teresa M.	Communications Administrator	69,640	
Boers, Jodi	Constable	82,408	
Boivin, Marie	Administrative Coordinator	66,646	
Bonk, Anthony	Constable	63,746	
Boon, Brandon	Constable	63,128	
Borgmann, Loretta L.	Matron/Cleaner - Casual	58,320	
Borne, Graham N.	Constable	90,583	
Bosche, Richard	Constable	66,825	
Bourassa, Richard M.	Superintendent	144,800	2,060
Bowes, Kevin	Constable	80,798	
Boxall, Melissa J.	Constable	91,523	
Boynton, Tyler B.	Constable	73,958	
Brandt, Brenda L.	Communications Officer	64,253	
Bray, Evan J.	Sergeant	102,036	

See accompanying notes.

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Employee Remuneration - Police Services

For the Year Ended December 31, 2010

(in dollars)

Employee Name	Employee Title	Remuneration	
		Regular	Other
Breitkreuz, Kevin D.	Constable	85,719	
Briere, Terry A.	Garage Attendant	52,735	
Brown, Michelle C.	Communications Officer	68,258	
Buckland, Gregory J. B.	Release of Information Clerk	57,001	
Burtenshaw, Cheryl	Communications Officer	63,753	
Callander, Leonard Drew	Sergeant	102,300	
Campbell, Grant	Constable	91,030	
Campbell, Kelly L.	Sergeant	99,232	
Campbell, Marla L.	Release of Information Clerk	56,230	
Carnall, Riley	Constable	59,043	
Carter, Jason E.	Constable	88,729	
Chagnon, Pascal M.	Constable	87,454	
Chaulk, Landis E.	Sergeant	98,229	
Chyz, Kimberly	Constable	54,548	420
Clark, Mark R.	Corporal	98,788	
Clarke, Brent	Constable	72,253	
Claude, Richard	Constable	62,000	
Clay, Cindy M.	Court Information Clerk	58,384	
Clayton, Carol A.	Corporal	64,372	42,487
Cobbledick, Elysia	Constable	63,741	
Collins, James	Constable	96,078	
Conger, Marjorie Kimberly	Court Information Clerk	58,350	
Coons, Corinne J.	Court Information Clerk	55,256	
Cosgrove, Kenneth G.	Constable	98,641	
Costanza, Andrea C.	Constable	90,795	
Coulthard, William N.	Constable	86,131	
Cousins, Gregory R.	CPIC Radio Operator	61,375	
Criddle, Guy	Constable	93,321	
Crumly, Vivian M.	Constable	89,066	
Csada, Carla C.	Police Information Clerk - Direct Entry	55,584	
Csada, Derek J.	Constable	87,638	
Culling, Cory Q.	Corporal	91,441	
D'Andrea, Robert B.	Sergeant	106,715	
Danylyshen, Darrel	Constable	95,242	
Davey, Lisa N.	Constable	82,195	
Davies, Lorilee E.	Sergeant	58,041	
Davis, Lance C.	Staff Sergeant	124,180	
Davis, Troy G.	Constable	105,926	
Dean, Robert W.	Inspector	122,385	
Decterow, Erin T.	Constable	92,002	
Deibert, Tyrell	Constable	80,614	
Dennis, Peter J.	Constable	85,971	
Desjarlais, Angela M.	Corporal	93,595	
Detz, Sandra A.	RIIU Clerk	54,018	

See accompanying notes.

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Employee Remuneration - Police Services

For the Year Ended December 31, 2010

(in dollars)

Employee Name	Employee Title	Remuneration	
		Regular	Other
Dizy, Rodney J.	Sergeant	100,414	
Dods, Steven	Constable	78,138	
Dombowsky, William B.	Sergeant	105,408	
Dreaver, Darcy A.	Constable	92,512	
Duck, Justin R. A.	Constable	99,022	
Dudar, Lance A.	Inspector	137,829	
Duff, John	Constable	51,028	
Duncan, David S.	Constable	102,301	
Dunitz, Warren G.	Sergeant	111,532	
Dunnigan, Tracey F. A.	Corporal	94,593	
Dureau, Ryan M.	Constable	86,240	
Duthie, Rodney M.	Constable	91,319	
Eberle, Rodney D.	Constable	92,703	
Eckert, Blair G.	Corporal	100,309	
Eiswirth, Diana K.	Payroll Clerk	62,810	
Ellingson, Ryan J.	Constable	95,215	
Emery, Christine L.	Communications Officer	61,820	
Emery, Troy P.	Constable	92,413	
Engelhardt, Peter J.	Constable	88,230	
Erichsen, Kollin D.	Sergeant	100,660	
Ermel, Brent A.	Sergeant	104,735	
Eskra, Carla I.	CPIC Supervisor	53,527	
Ethier, Joshua	Constable	68,522	
Ewart, Trevor R.	Sergeant	109,429	
Fenwick, Shawn M.	Constable	95,667	
Ferraton, Nicole Danette	Communications Officer	65,269	
Ferraton, Roger J.	Sergeant	110,111	
Ferris, Jennifer	Constable	89,567	
Filazek, Timothy E.	Constable	86,323	
Finkeldey, Darren L.	Constable	105,183	
Flaherty, Colleen L.	Communications Supervisor	71,001	
Flaman, Kathleen Anne	Communications Officer	60,759	
Fleece, Garth D.	Constable	87,927	
Fowlie, Brian S.	Photographic Technician	52,275	
Fox, Derrick	Constable	81,765	
Fraser, Adam A.	Constable	97,882	
Fraser, Richard R.	Constable	90,994	
Freed, Janice G.	Police Information Clerk - Direct Entry	53,488	
Froh, Tia L.	Constable	83,386	
Gall, Todd M.	Corporal	100,507	
Gallagher, Lawrence J.	Mechanical Maintenance Caretaker	50,477	
Garner, Judy G.	Administrative Support Secretary	58,290	
Gaudette, Christelle A.	CPIC Radio Operator	54,117	

See accompanying notes.

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Employee Remuneration - Police Services

For the Year Ended December 31, 2010

(in dollars)

Employee Name	Employee Title	Remuneration	
		Regular	Other
Gawley, Jessica B.	Corporal	52,349	
Gee, Peter S.	Sergeant	102,399	
Gendreau, Stanislav	Constable	69,866	
Geni, Linda P.	Constable	90,984	
George, Shawn P.	Sergeant	113,628	
Giroux, Gary J.	Constable	92,977	
Glas, Colin M.	Constable	89,910	
Gledson, Cindy M.	Communications Officer	66,704	
Goertz, Lori A.	Court Information Clerk	57,566	
Golaiy, Mark	Constable	101,297	
Golden, Jonathan C.	Constable	91,401	
Gordon, Shannon M.	Corporal	85,198	
Gorman, Kelly D.	Corporal	97,770	
Gottselig, Christina F.	Communications Officer	66,775	
Gottselig, Darryl P.	Constable	90,437	
Gottselig, Todd	Constable	90,312	
Gray, Lise C.	Corporal	97,983	
Greenman, Rod E.	Garage Attendant	53,787	
Gregory, Alyssa J.	Constable	88,772	
Griffiths, Alan	Constable	50,811	
Griffiths, James E.	Constable	82,095	
Gropp, William J.	Constable	87,335	
Gulka, Mara	Commercial Crime Assistant	51,812	
Gunderson, Jason G.	Constable	89,727	
Guzik, Lara C.	Media Development Officer	60,713	
Gyurek, Brenda A.	CPIC Supervisor	41,877	30,996
Hackywicz, Trevor	Constable	68,188	
Hadley, Renee S.	Court Information Clerk	52,765	
Hagen, Jeanine F.	Constable	67,857	
Hagen, Landon T.	Constable	96,175	
Hagen, Troy C.	Chief of Police	190,919	
Hall, Colleen C.	Sergeant	100,702	
Hall, Morley	Constable	71,912	
Hamilton, William C.	Staff Sergeant	78,160	50,188
Hanna, Lorrie L.	Training and Quality Assurance Coordinator	63,489	947
Haroldson, Robert	Constable	70,727	
Harper, Blaine S.	Electronics Technician	72,622	
Harris, Kevin	Constable	84,363	
Hassman, Donna L.	Sergeant	100,208	
Hay, Jill S.	Victim Services Coordinator	63,424	
Hayden, William D.	Sergeant	96,531	
Hebert, Inez M.	Constable	79,735	
Hegi, Colin R.	Constable	93,595	1,030
Heiliger, Alana K. H.	Constable	78,873	50
Henderson, Neil B.	Constable	89,456	

See accompanying notes.

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Employee Remuneration - Police Services

For the Year Ended December 31, 2010

(in dollars)

Employee Name	Employee Title	Remuneration	
		Regular	Other
Hendren, Allan C.	Sergeant	99,472	
Hesse, Chad	Constable	65,642	
Hignell, Nora	Communications Officer - Casual	50,724	
Hnetka, Ryan J. J.	Constable	77,781	
Hodgins, Russell C.	Constable	85,155	
Hoedel, Garry	Inspector	140,182	
Hoedel, Shane	Corporal	102,309	
Hooker, W. Ben	Constable	86,393	
Hordichuk, Kimberly	Constable	76,179	
Horton, Rhonda	Police Information Clerk - Direct Entry	50,057	
Houston, Caroline M.	Sergeant	104,398	
Hovdestad, Gregory R.	Constable	52,063	
Howell, Thomas F.	Constable	95,205	
Huber, Robert C.	Sergeant	99,966	
Huber, Timothy D.	Sergeant	102,610	
Hungle, Sarah-Jane	Constable	51,097	
Hurlbert, Wallace W.	Inspector	57,286	65,790
Jackiw, Christopher S.	Constable	101,259	515
Jarocki, Michelle A.	Sergeant	133,498	
Jerome, Todd R.	Constable	88,070	
Johnson, Brent A.	Sergeant	101,390	
Johnstone, Priscilla	Constable	51,724	
Kauk, Ross M.	Constable	95,097	
Kelsch, Mark J.	Sergeant	105,574	
Kemp, Joseph Curtis	Staff Sergeant	108,169	
Kerth, Jeremy	Constable	58,323	
Keshane, Stuart T.	Constable	73,963	
Klemp, Janet	Constable	71,064	
Kliman, David	Constable	78,968	1,272
Kloczko, Shelley D.	Communications Manager	104,991	
Koch, Darcy W.	Staff Sergeant	108,445	
Kolybaba, Lori D.	Communications Officer	70,968	
Korchinski, Jarod A.	Constable	94,584	
Koroluk, Bob G.	Sergeant	100,527	
Kosolofski, Dwight G.	Sergeant	97,064	
Kovacs, Frank	Constable	88,678	
Kozakewycz, Barney J.	Radio Coordinator	62,810	
Kozoriz, Karla M.	Financial Services Manager	101,760	
Krawetz, Gregory	Constable	84,089	
Krieger, David N.	Constable	89,906	55
Kronstedt, Kirsten	CPIC Radio Operator	58,761	
Kubanowski, Anthony J.	Sergeant	99,938	
Kuffner, Cameron R.	Corporal	105,327	
Kullman, Rick	Constable	80,407	

See accompanying notes.

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Employee Remuneration - Police Services

For the Year Ended December 31, 2010

(in dollars)

Employee Name	Employee Title	Remuneration	
		Regular	Other
Kupusa, Tony C.	Constable	99,398	
Kurtz, Christina	Communications Officer	61,587	
Lacoste, Diane E.	Communications Officer	69,995	
Lalach, Cornelia D.	Constable	93,714	
Lalach, Melinda M.	Constable	96,301	
Lamer, Derek J.	Constable	81,795	
Lanigan, Trent T.	Constable	94,400	
Larocque, Jay I.	Constable	87,609	
Larsen, Hans P.	Sergeant	119,566	
Lawrence, Curtis	Constable	68,982	
Lawson, Cole E.	Constable	63,003	
Layman, Scott W.	Staff Sergeant	111,666	
Lazarenko, Sharon A.	Data Quality and Case Management Specialist	51,812	
Le Clair, Rene P.	Constable	93,647	
Leach, Bart G.	Staff Sergeant	116,612	
Leibel, Ken J.	Garage Attendant	56,067	
Lenius, Jason T.	Mechanical Maintenance Caretaker	50,902	
Lenius, Tyler J.	Constable	82,908	
Lerat, Kevin S. L.	Sergeant	100,994	
Lerat, Tyler J.	Constable	79,989	
Leroux, Beverly A.	Court Coordinator	69,165	
Leverington, Jessica	Communications Officer	57,983	
Lewis, Garth A.	Staff Sergeant	117,424	
Lewis, Jeffrey	Constable	81,605	
Lindskog, Cory D.	Corporal	94,720	3,090
Liskowich, Todd C.	Constable	79,826	
Logan, Timothy	Constable	75,679	
Longhurst, Cory S.	Constable	86,400	
Longman, Randy	Constable	76,502	
Lorence, Jody	Constable	94,153	
Love, Sheryl	Records Supervisor	70,658	
Luesink, Stephen R.	Fleet Supervisor	69,071	
Lusok, Dean	Constable	102,645	
Lutz, Bart J.	Constable	95,608	
MacLean, Barbara J.	Constable	63,159	5,804
MacLean, Robert W.	Constable	87,926	
Magee, Colin	Constable	82,086	
Malcolm, Keith A.	Constable	77,292	
Malowany, Michelle A.	Communications Officer	62,959	
Mansbridge, Krista E.	Communications Supervisor	71,916	
Mansfield, Stephanie B.	Human Resources Officer, Staffing and Training	80,532	210
Mansfield, Thomas E.	Inspector	116,520	
Marcia, Andrea	Constable	51,139	
Marks, Jordon J.	Corporal	103,446	

See accompanying notes.

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Employee Remuneration - Police Services

For the Year Ended December 31, 2010

(in dollars)

Employee Name	Employee Title	Remuneration	
		Regular	Other
Marks, Kara	Constable	58,360	
Marshall, Laurel J.	Sergeant	115,813	
Massier, Ryan	Constable	71,263	
Matt, Holly L.	Communications Officer	68,921	
Maurice, Tanner	Constable	65,322	
Maynes, James	Constable	62,541	
Mazurak, Chad	Constable	68,760	
McArthur, Dale	Constable	82,578	
McCormick, Mark T.	Constable	92,975	
McDonald, Darcy L.	Corporal	98,962	
McDonald, Joseph S.	Mechanical Maintenance Caretaker	51,801	
McFetridge, Kyle K.	Constable	87,809	
McKechnie, Darrin R.	Sergeant	116,031	
McKimberly, Shaunna M.	Constable	74,883	
McLeod, Michelle D.	Data Quality and Case Management Specialist	51,913	
McMartin, Trenton	Automotive Technician	57,556	
McNabb, Gregory W.	Corporal	98,728	
McNutt, Paul	Constable	64,678	
McPherson, Darren J.	Corporal	94,267	
McQuaid, Lauri E.	Data Quality and Case Management Specialist	51,812	
Mills, Desiree	Constable	69,141	
Mohr, Louise M.	Executive Director	142,974	
Monaghan, James K.	Constable	101,639	
Monroe, Kari L.	Communications Officer	64,756	
Montgomery, Laurie L.	Constable	78,598	
Morin, Lauri J.	Inspector	136,430	
Morin, Robert D.	Deputy Chief of Police	160,942	3,900
Mosiondz, Darrell N.	Sergeant	99,966	
Naylen, Gary P.	Constable	86,463	
Nelson, Jerry L.	Staff Sergeant	138,034	
Neufeld, Corrie. E.	Constable	74,080	
Neufeld, Curtis J.	Constable	78,141	
Newell, Ryan	Strategic Research Officer	59,034	
Newman, Kelly D.	Constable	93,583	
Nicholls, Jonathan W.	Sergeant	104,464	
Norton, Steven	Constable	61,143	
Oliver, Mark W.	Constable	88,020	
Olynick, Cory	Constable	72,017	
Opp, Christine	Administrative Assistant	51,902	
Ortman, Sheree D.	Staff Sergeant	115,004	
Oshanyk, Jeffery T.	Constable	96,446	
O'Soup, Stephanie S.C.	Aboriginal Resource Officer	55,354	
Otitoju, Emmanuel	Constable	87,953	

See accompanying notes.

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Employee Remuneration - Police Services

For the Year Ended December 31, 2010

(in dollars)

Employee Name	Employee Title	Remuneration	
		Regular	Other
Patron, Cory	Constable	75,750	
Patryluk, Christie	Constable	70,018	
Pelletier, Shelly L.	Corporal	90,085	
Pengelly, Angela	Constable	79,921	
Petkau, Robin	Constable	75,391	
Petruic, David	Constable	92,680	
Pigeon, Cindy L.	Constable	84,137	
Pilon, Gordon R.	Staff Sergeant	115,776	
Popowich, Elizabeth J.	Public Information Officer	71,454	
Potter, Joshua A.	Constable	87,346	
Power, Rob	Constable	94,004	
Pritchard, Marlo D.	Inspector	138,695	
Puglia, Andrew D.	Sergeant	95,106	
Quere, Jeremy R.	Sergeant	100,506	
Rae, Dean R.	Inspector	132,017	
Randall, Blair E.	Constable	85,330	
Rayner, Ronald S.	Sergeant	96,770	
Reavley, Denise J.	Sergeant	87,732	
Renchko, Andrea	Constable	53,006	
Rensby, Jordan	CPIC Radio Operator	51,764	
Reynolds, Paul H.	Sergeant	108,536	
Riddell, Regan L.	Corporal	89,450	
Riddell, Shane R.	Corporal	92,818	
Rieger, Matthew T.	Constable	76,091	
Robertson, Neil	Legal Counsel	149,752	1,690
Robinson, Anita E.	Constable	83,081	
Rodier, Anthony	Constable	74,281	
Roe, Murray J.	Superintendent	26,723	84,070
Ross, Dean R.	Corporal	93,003	
Roteliuk, Ronald N.	Sergeant	100,351	
Roteliuk, Sonya R.	Sergeant	95,543	
Rupcich, Maria A.	Corporal	96,546	
Sadlemyer, Marion J.	Police Information Clerk - Direct Entry	52,655	
Sandison-Cattell, Patti	Wellness Coordinator	51,812	
Sarantopoulos, Georgia	Constable	77,541	
Scantlebury, David J.	Constable	101,544	
Schatz, Darcy L.	Staff Sergeant	106,716	
Schellhorn, Colin	Constable	66,683	
Schmidt, Brent L.	Superintendent	140,402	
Schmidt, Marceda M.	Data Quality and Case Management Specialist	51,812	758
Schmidt, William V.	Constable	90,683	
Schroh, Loretta M.	Crime Analyst	63,188	
Sebastian, Chad W.	Constable	92,497	

See accompanying notes.

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Employee Remuneration - Police Services

For the Year Ended December 31, 2010

(in dollars)

Employee Name	Employee Title	Remuneration	
		Regular	Other
Sebulsky, Tyler P.	Constable	96,137	
Seel, Michael	Constable	57,901	
Seiferling, Timothy J.	Corporal	94,354	
Selinger, Paul P.	Sergeant	95,111	
Semenchuck, Robert E.	Constable	91,237	
Serrano, Claudio A.	Constable	99,246	
Serrano, Juan	Constable	104,704	420
Shalansky, Amanda T.	Constable	91,315	840
Shannon, Brent T.	Sergeant	97,641	
Shaver, Alisa C.	Constable	89,824	
Shaw, Linda A.	Communications Supervisor	72,450	
Shepperd, Katherine W.	Data Quality and Case Management Specialist	51,355	
Sherwin, Todd A.	Constable	85,360	
Shumay, Kelly H.	Constable	87,847	
Sieber, Andree A. E.	Constable	68,975	
Silzer, Kevin A.	Constable	91,121	
Simmons, Steven	Constable	83,040	
Simons, Marcus W.	Constable	83,946	
Singh, Jaswinder	Constable	76,321	
Slater, Sean S.	Constable	102,626	
Smith, Gordon L.	Sergeant	101,925	
Solomon, Craig R.	Constable	93,441	
Solomon, Michelle M.	Constable	86,765	
Stach, Alana L.	Constable	94,346	
Stadel, Christine A.	Corporal	92,855	
Steffenson, Donovan A.	Infrastructure Support Supervisor	88,018	
Steinker, Sheldon W.	Constable	87,474	
Sterling, Devon L.	Constable	94,158	
Sterling, Jessica	Constable	70,544	
Stevely, Derek J.	Sergeant	98,503	
Stevely, Trent T.	Staff Sergeant	105,814	
Stewart, Allisha	Constable	53,103	
Stone, Wendy K.	Crime Prevention Strategist	66,996	
Strachan, Jeanine M.	Communications Officer	69,135	
Struble, Trenton W.	Constable	94,312	
Strueby, Ahren G. S.	Constable	86,750	
Strueby, Nathaniel	Constable	84,756	
Strueby, Todd K.	Sergeant	116,628	
Sullivan, Alissa A.	EFAP, Health and Safety Coordinator	91,612	1,260
Sulymka, Shelly K.	Sergeant	97,106	
Swetlikoff, William	Constable	74,064	
Switzer, Frances A.	Communications Officer	67,118	
Ta, Minh	Service Desk Technician	56,289	
Tamaki, Kevin	Constable	60,094	
Tate, Paul D.	Sergeant	115,891	

See accompanying notes.

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Employee Remuneration - Police Services

For the Year Ended December 31, 2010

(in dollars)

Employee Name	Employee Title	Remuneration	
		Regular	Other
Temple, Dale E.	Constable	91,083	
Temple, Russell	Constable	76,635	
Thacyk, Christopher	Constable	83,757	
Thomas, Margaret J.	Payroll Supervisor	47,403	33,170
Thompson, Blair A.	Staff Sergeant	111,279	
Thompson, Scott B.	Corporal	96,824	
Thull, Nicole F.	Constable	82,937	
Thurlow, Sandra L.	Secretary III	56,591	
Tomaschefski, Garth	Constable	78,243	
Trithart, Kelly D.	Sergeant	107,208	
Tunison, Christopher J.	Constable	87,756	
Tunison, James	Constable	94,342	
Tunison, Peter J.	Constable	88,804	
Turner, Jonathan	Constable	78,779	
Ubell, Kenneth J.	Sergeant	64,544	48,519
Ullrich, Darren H.	Facilities Supervisor	69,592	
Veitch, Clinton	Constable	75,998	
Venne, Renee L.	Constable	63,613	
Verbeek, Mark K.	Constable	89,810	
Vibert, Wayne D.	Electronics Technician	72,079	
Virgin, David J.	Sergeant	105,305	
Vogel, Terry T. L.	Service Desk Support Supervisor	57,833	
Wadsworth, John Paul	Constable	88,193	
Wagar, Angie L.	Communications Officer	71,371	
Wagner, Jeffrey W.	Sergeant	106,196	
Walker, John W.	Sergeant	115,765	
Wall, Todd M.	Sergeant	107,093	
Wallace, Timothy N.	Corporal	95,007	
Walter, Bradley M.	Sergeant	106,032	
Walton, Murray W.	Sergeant	104,781	
Wang, Xiaoyun Sharon	Systems Analyst	71,702	
Wanke, Christopher D. E.	Constable	90,526	
Ward, Christopher Casey	Constable	93,974	
Warnar, Curtis	Constable	60,083	
Weir, Ronald A.	Staff Sergeant	110,617	
Weir, Trevor J.	Constable	77,655	
Westerman, Bryant A.	Constable	107,462	
White, Zachary	Constable	50,328	
Wiebe, Mitchel	Constable	64,070	2,100
Wiebe, Roger W.	Constable	86,584	
Wilcox, Darren S.	Inspector	125,418	
Wild, Sheri K.	Constable	85,065	
Wilkinson, Brian L.	Staff Sergeant	111,040	

See accompanying notes.

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Employee Remuneration - Police Services

For the Year Ended December 31, 2010

(in dollars)

Employee Name	Employee Title	Remuneration	
		Regular	Other
Wilkinson, Jason J.	Constable	93,169	
Wolke, Scott M.	Constable	101,675	
Wollbaum, Derek J.	Constable	105,112	
Wood, Correy D.	Constable	100,855	
Wyatt, Steven R.	Constable	92,438	
Yadlowski, Dean E.	Sergeant	107,328	
Yarnton, William W.	Sergeant	97,523	
Yee, Tony	Corporal	100,529	
Yee, William	Corporal	100,799	
Young, Audra L. A.	Sergeant	115,469	
Young, Brad	Constable	63,973	
Young, Genita Joan	Communications Officer	60,241	
Young, Kyla D.	Constable	91,963	105
Young, Shaun A.	Constable	96,614	
Yum, Alex Y.	Sergeant	116,750	
Zaharuk, Corey M.	Staff Sergeant	130,453	
Zanni, Reno E.	Automotive Technician	60,881	

See accompanying notes.

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Employee Remuneration - Buffalo Pound Water Administration Board For the Year Ended December 31, 2010 (in dollars)

Employee Name	Employee Title	Remuneration	
		Regular	Other
Anderson, Aaron E.	Relief Operator/Maintenance Person		66,455
Baron, Lauren A.	Laboratory Technician		63,455
Berezowski, Eugene	Plant Foreman		96,123
Boots, Ben	Plant Superintendent		124,350
Brennan, Shane J.	Regeneration Plant Operator/Shift Maintenance		59,893
Conrad, Daniel	Plant Chemist		101,068
Drake, Steve	Senior Operator		83,239
Farago, Keith	Maintenance II		70,031
Fradette, Shane G.	Regeneration Plant Operator/Shift Maintenance		74,171
Friesen, Brian	Senior Operator		81,886
Gullage, Ed	Senior Operator		81,323
Hakl, Robin M.	Laboratory Technician		61,447
Hanning, Nevin	Regeneration Plant Operator/Shift Maintenance		76,238
Hoppenreys, Brian	Senior Operator		86,248
Johnson, Keith	Journeyman Maintenance		68,782
Kardash, Blair	Senior Laboratory Technician		77,842
Kaytor, James R.	Relief Operator/Maintenance Person		52,983
Koch, Kevin	Senior Industrial Mechanic		73,316
Meili, Shaun	Regeneration Plant Operator/Shift Maintenance		79,761
Miller, Gene	Senior Electrician		76,687
Smith, Douglas	Maintenance I		60,579
Stanhope, Garry	Journeyman Maintenance		80,169
Sutherland, Jeff	Senior Maintenance		80,749
Temple, Curtis	Senior Instrumentation Technician		77,150
Whittle, Gregory	Laboratory Technician		70,432

See accompanying notes.

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Employee Remuneration - Regina Downtown

For the Year Ended December 31, 2010

(in dollars)

<u>Employee Name</u>	<u>Employee Title</u>	<u>Remuneration</u>	
		<u>Regular</u>	<u>Other</u>
Hindle, Lesley J.	Manager of Planning and Development	52,140	2,000

See accompanying notes.

Notes to Employee Remuneration

For the Year Ended December 31, 2010

(in dollars)

Note 1

Employee remuneration has been reported in accordance with Subsection 9(a) of *The Cities Regulations*. Employee remuneration has been separately identified as that paid under City Council authority, noted as General Municipal; the Board of Police Commissioners authority, noted as Police Services; Buffalo Pound Water Administration Board and Regina Downtown.

Regina's Warehouse Business Improvement District made no employee payments exceeding \$50,000 from January 1 to December 31, 2010, therefore, the Regulations do not require any employee remuneration information be disclosed.

Note 2

Employee title represents the employment title of the employee as at December 31, 2010 or at date of termination.

Note 3

Information is included for those employees earning in excess of \$50,000. "Other Remuneration" may include vacation credits, sick credits, allowances, membership fees of \$1,000 or greater, and/or amounts paid to an employee upon termination. "Regular Remuneration" includes all remuneration paid other than that included in "Other Remuneration", and includes any remuneration, such as retroactive pay, relating to prior years paid in 2010.

Note 4

Employee travel is no longer required to be reported as Subsection 9(e) of *The Cities Regulations* was repealed on December 17, 2010.

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Expenses

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Expenses - City of Regina For the Year Ended December 31, 2010 (in dollars)

Payee	General Municipal	Police	Total
2201 - 1st Avenue Holdings Ltd.	2,465	49,294	51,758
3M Canada Inc.	53,685		53,685
A-1 Rent-Alls	68,906	1,425	70,331
AAA Security	61,259		61,259
ABC Central Towing Ltd.	53,112	2,096	55,208
ABO Transport Ltd.	1,212,672		1,212,672
Acklands-Grainger Inc.	353,744	6,549	360,293
ACME Environmental Services Inc.	684,823		684,823
ACS Public Sector Solutions Inc.	2,940	61,740	64,680
ADLO Electric Motor Repair Ltd.	56,776		56,776
AECOM Canada Ltd.	3,834,397		3,834,397
Air Canada	88,582	44,368	132,949
Alliance Energy Ltd.	240,576		240,576
All-Rite Plumbing & Heating Ltd.	66,326		66,326
Altec Industries Ltd.	416,422		416,422
Applied Research Associates	139,515		139,515
Aqua-Rehab Inc.	240,881		240,881
Armtec Limited Partnership	61,443		61,443
Arthon Contractors Inc.	304,877		304,877
ASL Paving Ltd.	8,595,550		8,595,550
Asset Works, Inc.	94,611		94,611
Associated Engineering (Sask) Ltd.	616,837		616,837
Baker Transit Parts Inc.	93,392		93,392
BASF Canada Inc.	86,168		86,168
BEA Transit Solutions Inc.	1,974,719		1,974,719
Bennett Dunlop Ford	207,786	84,458	292,243
Big Rock Trucking Ltd.	460,869		460,869
Blackstone Partners	116,171		116,171
BLS Asphalt & Landscape Construction	401,183		401,183
Bobcat of Regina	84,766		84,766
Boyd Excavating Ltd.	93,472		93,472
Brett-Young Seeds Ltd.	56,114		56,114
Buffalo Pound Water	6,993,335		6,993,335
BYZ Construction Inc.	6,034,855		6,034,855
Canada Post Corp.	494,854	175	495,029
Canadian Linen And Uniform Service	60,372	10,073	70,445
Canadian National Railways	78,971		78,971
Canadian Pacific Railway Company	114,494		114,494
Cannon Design Architecture Inc.	322,407		322,407
Capital Ford Lincoln Inc.	540,039	231,224	771,264
Century Vallen	88,765	2,392	91,157
CIT Financial Ltd.	95,086		95,086

See accompanying notes.

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Expenses - City of Regina For the Year Ended December 31, 2010 (in dollars)

Payee	General Municipal	Police	Total
City of Brandon	134,733		134,733
City of Calgary		68,563	68,563
Clark's Supply & Service Ltd.	62,535		62,535
Cleartech Ind Inc.	63,392	316	63,708
Clifton Associates Ltd.	144,897		144,897
Cohlmeyer Architecture Limited	388,261		388,261
Colliers International Regina	247,234		247,234
Comet Auto Body	63,157		63,157
Commercial Solutions Inc.	63,650		63,650
Commissionaires Saskatchewan	116,885	669,262	786,148
Concentra Financial	124,002		124,002
Concreate USL Ltd.	1,015,679		1,015,679
Conestoga-Rovers & Associates	68,806		68,806
Corix Water Products Inc.	465,210		465,210
Crane Supply	60,299		60,299
Crown Enterprises Ltd.	130,049	39,031	169,080
Cubbon Advertising Concepts	83,909		83,909
Cummins Western Canada	156,946	2,415	159,361
D.G. Regan & Associates Ltd.	133,335		133,335
Danco Equipment Ltd.	60,793		60,793
Davtech Analytical Services (Canada) Inc.	2,680	56,287	58,968
Daytech Limited	88,900		88,900
Dell Canada Inc.	292,843	29,994	322,837
Dell Financial Services Canada Ltd.	412,722		412,722
Deloitte Touche Tohmatsu Limited	255,588		255,588
Denny Forbes Construction Inc.	169,306		169,306
DFI Corporation	553,548		553,548
DLGL Ltd.	113,856		113,856
Don's Photo Shop Ltd.	15,937	34,386	50,323
Dundee Realty Management Corporation	150,206		150,206
Early's	67,985		67,985
ECL Fiberglass Manufacturing Inc.	55,385		55,385
Econolite Canada Inc.	208,465		208,465
EECOL Electric Ltd.	225,504		225,504
Eljay Irrigation Ltd.	103,513		103,513
EMCO Corporation	449,031		449,031
Emshay Enterprises Ltd.	850,502		850,502
Ennis Paint Canada ULC	87,861		87,861
Epic Information Solutions	161,403		161,403
ESRI Canada Ltd.	78,563	2,079	80,642
Evergro Canada Inc.	105,139		105,139
Evrax Place	1,804,286		1,804,286

See accompanying notes.

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Expenses - City of Regina For the Year Ended December 31, 2010 (in dollars)

Payee	General Municipal	Police	Total
Fact Computers	5,263	110,585	115,848
Family Service Regina	87,903	1,890	89,793
FCL Consulting Ltd.	66,176		66,176
Federated Co-operatives Ltd.	5,751,509	7,810	5,759,319
Fer-Marc Equipment Ltd.	1,368,493		1,368,493
Fiorante Homes & Commercial Ltd.	91,132		91,132
FirstBus Canada Limited	3,057,031	270	3,057,301
Fisher Scientific Ltd.	61,234	2,942	64,176
Fort Garry Industries Ltd.	281,726	1,172	282,897
FPC Industries (1991) Ltd.	97,104		97,104
Frontier Peterbilt Sales Ltd.	360,496		360,496
Fugro SESL Geomatics (Sask) Ltd.	101,681		101,681
Gabriel Construction Ltd.	1,939,679		1,939,679
General Body & Equipment Ltd.	69,610		69,610
General Paint Ltd.	50,965		50,965
Glentel Inc.	140,031		140,031
Global Risk Innovations	51,975		51,975
Gold Business Machines Ltd.	161,902		161,902
Gooderham Management Limited	51,802		51,802
Graham's Tire Service Ltd.	122,719	29,125	151,844
Grant Thornton LLP	102,330		102,330
Great West Life Assurance Co.	514,306		514,306
Group 5 Security Corp.	59,055		59,055
Guardian Traffic Services Ltd.	73,725		73,725
Hansen Information Technologies Inc.	148,164		148,164
Hazco Environmental Services Ltd.	7,312,353		7,312,353
HBI Brennan Business Interiors Inc.	8,381	175,994	184,375
Hertz Equipment Rental	56,279		56,279
HGR Solutions Ltd.	75,285		75,285
Honeywell Ltd.	51,104	89,755	140,859
Hornsberger, Bob	73,950		73,950
Husky Oil Marketing Co.	71,917		71,917
Hutch Training and Consulting	70,698		70,698
IBM Canada Ltd.	127,597		127,597
ILES Electric Ltd.	13,634	177,497	191,131
Impact Printers	56,932		56,932
Impulse Technologies Ltd.	55,294		55,294
Independent Construction Management Inc.	267,576		267,576
Information Services Corporation of Saskatchewan (ISC)	91,728		91,728
Information Systems Management Canada Corporation (ISM)	113,707		113,707
Inland Aggregates Ltd.	97,852		97,852
Inland Pipe Limited	76,989		76,989

See accompanying notes.

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Expenses - City of Regina For the Year Ended December 31, 2010 (in dollars)

Payee	General Municipal	Police	Total
Insight Software Canada Ltd.	104,595	89,107	193,701
Insituform Technologies Ltd.	179,219		179,219
Intergraph Canada Ltd.	9,511	178,038	187,549
International Transportation Assessment Solutions	67,165		67,165
Interprovincial Traffic Services Ltd.	165,741		165,741
Iron Max Fitness	90,121	11,538	101,660
Joe Johnson Equipment Inc.	122,819		122,819
JR's Welding	111,848		111,848
Kasian Architecture Interior Design and Planning Ltd.	151,417		151,417
Kay's Construction Ltd.	124,753		124,753
Ken Dormuth Trucking Ltd.	51,255		51,255
KGS Group	108,621		108,621
Konica Minolta Business Solutions (Canada) Ltd.	56,453		56,453
Kramer Ltd.	505,567		505,567
L & B Roofing Ltd.	187,415		187,415
Leader Post	298,428	2,990	301,418
Loraas Disposal Services Ltd.	443,156	5,250	448,406
Luminator	71,771		71,771
LVM	236,924		236,924
MacPherson Leslie & Tyerman	20,648	46,439	67,087
Marsulex Inc.	542,477		542,477
McAsphalt Industries Ltd.	96,106		96,106
McKim Cringan George	913,474		913,474
Mercer (Canada) Ltd.	79,981		79,981
Mercury Earth Coring Ltd.	202,296		202,296
Michelin North America (Canada) Ltd.	140,044		140,044
Michels Canada Co.	290,251		290,251
Microage	90,993	13,659	104,652
Minister of Finance	294,922	34,586	329,509
MLA Northern Contracting Ltd.	402,422		402,422
MMM Group Ltd.	165,435		165,435
Moore Industrial Ltd.	50,364		50,364
Moose Jaw Refinery Partnership	2,680,126		2,680,126
Morsky Construction Ltd.	202,657		202,657
Motor Coach Industries Ltd.	62,831		62,831
Motorola Canada Limited, Canadian Technical Logistics	116,733	48,874	165,607
MTB Truck & Bus Collision Inc.	638,992		638,992
Mueller Flow Control	587,009		587,009
Nedco	57,720		57,720
New Flyer Industries Ltd.	78,781		78,781

See accompanying notes.

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Expenses - City of Regina For the Year Ended December 31, 2010 (in dollars)

Payee	General Municipal	Police	Total
Niche Technology		108,000	108,000
Nine-One-One Outerwear	175,476	436	175,912
NIS Contractors Ltd.	1,632,480		1,632,480
Northern Tree Co. Inc.	147,357		147,357
Nova Bus, A Division of Prevost Car Inc.	6,495,456		6,495,456
Nova Pole International Inc.	62,924		62,924
NSC Minerals Inc.	65,686		65,686
Oakcreek Golf & Turf Inc.	162,580		162,580
Oracle Corp. Canada Inc.	361,170		361,170
P3Architecture Partnership	337,300		337,300
Panasonic Canada Inc.	6,056	127,143	133,199
Paradigm Consulting Group	208,754	125,344	334,098
Pasqua Paving	3,844,112		3,844,112
Paul Raff Studio Inc.	57,384		57,384
Pavement Scientific International Inc.	325,376		325,376
PCL Construction Management Inc.	3,749,949		3,749,949
Phoenix Auto Parts Ltd.	44,082	9,548	53,630
Pitney Bowes of Canada	70,761		70,761
Playgrounds-R-Us	202,303		202,303
Postage By Phone	231,000		231,000
Power & Mine Supply Co Ltd.	69,720		69,720
Prestige Commercial Interiors	48,469	74,367	122,836
Prevost Car Inc.	265,941		265,941
Provincial Club Towing (1971) Ltd.	180,541	6,240	186,781
Pure Technologies Ltd.	57,200		57,200
Quorex Construction Services Ltd.	774,196		774,196
R & D Paving & Landscaping	336,720		336,720
R Nicholls Distributors Inc.	155,286	55,183	210,469
RadioWorks Communications Inc.	3	53,810	53,813
Receiver General for Canada	7,978,227	1,822,187	9,800,415
Redhead Equipment Ltd.	442,755		442,755
Regina Humane Society Inc.	887,123		887,123
Regina Mobile Wash	62,378		62,378
Regina Motor Products (1970)	6,274	120,555	126,829
Regina Worker Cafe Cooperative	61,310	436	61,746
Rocky Mountain Phoenix	180,365		180,365
RONA Home & Garden	51,347	1,464	52,810
Saskatchewan Blue Cross	3,129,191		3,129,191
Saskatchewan Government Insurance (SGI)	785,925	206,956	992,882
Saskatchewan Housing Corporation	285,551		285,551

See accompanying notes.

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Expenses - City of Regina For the Year Ended December 31, 2010 (in dollars)

Payee	General Municipal	Police	Total
Saskatchewan Urban Municipalities Association (SUMA)	199,606		199,606
Saskatchewan Workers Compensation Board	2,015,770		2,015,770
SaskEnergy	2,477,094	112,929	2,590,023
SaskPower Corporation	8,945,763	284,752	9,230,515
SaskTel	1,147,065	291,173	1,438,238
SaskTel Mobility	345,537	63,505	409,042
Second Avenue Ventures	68,040		68,040
Signal Industries (1998) Saskatchewan Ltd.	61,581		61,581
Skyline Roofing Ltd.	157,815		157,815
Slabmaster Ltd.	435,051		435,051
SMS Equipment Inc.	381,633		381,633
SOS Janitorial Services Ltd.	53,507		53,507
South Country Equipment Ltd. (SCE)	676,138	538	676,676
Standard Pole Ltd.	107,000		107,000
Stantec Architecture Ltd.	191,020		191,020
Stantec Consulting Ltd.	791,965		791,965
Stevenson Industrial Refrigeration Ltd.	230,508		230,508
Steve's Landscaping & Bobcat Service	63,280		63,280
Sudden Fun Recreation Equipment Ltd.	84,990		84,990
Sunset Memorial & Stone Ltd.	84,190		84,190
Superior Safety Inc.	54,728		54,728
Superior Truck Equipment Inc.	1,003,025		1,003,025
Supreme Basics	904,911	6,459	911,370
The Adler Group	70,380		70,380
The Creeks in Regina Land Development G Ltd.	941,313		941,313
The Odan/Detech Group Inc.	292,017		292,017
The Truck Outfitters Inc.	139,267	339	139,606
ThyssenKrupp Elevator	57,828	4,066	61,895
Traction Heavy Duty Parts	76,779		76,779
Trapeze Software Inc.	77,989		77,989
Tristen Hydro-Vac	54,633		54,633
Tube City IMS, LLC	216,621		216,621
Unisource Canada Inc.	123,415	5,500	128,916
United Network Payment Solutions	111,933		111,933
University of Regina	275,519	23,626	299,146
Vemax Management Inc.	53,768		53,768
Ventyx Inc.	72,580		72,580
VFA Canada Corp.	110,204		110,204
W F Botkin Construction Ltd.	902,551		902,551
Walters Industrial Mechanical Ltd.	10,286	112,137	122,423
Wappel Construction Co. Ltd.	1,600,529		1,600,529

See accompanying notes.

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Expenses - City of Regina For the Year Ended December 31, 2010 (in dollars)

Payee	General Municipal	Police	Total
Wascana Centre Authority	1,715,765		1,715,765
Waste Management - South Saskatchewan	68,848		68,848
Waterous Power Systems	138,544		138,544
Waxy's Bobcat Inc.	920,602		920,602
Weber Supply Company Inc.	213,286		213,286
Western Litho Printers Limited	63,918		63,918
Western Specialty Contracting ULC	768,818		768,818
Westridge Construction Ltd.	17,774,147		17,774,147
WestVac Industrial Ltd.	129,699		129,699
Wilco Contractors Southwest Inc.	2,539,922		2,539,922
Wingert Construction Ltd.	449,688		449,688
Wolseley Waterworks Group	880,373		880,373
Xerox Canada Ltd.	73,948	44,186	118,133

See accompanying notes.

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Expenses - Buffalo Pound Water Administration Board

For the Year Ended December 31, 2010

(in dollars)

Payee	Total
Associated Engineering (Sask) Ltd.	64,788
Barber Valve & Controls Ltd.	158,088
City of Moose Jaw	468,147
City of Regina	2,878,324
Clartech Ind Inc.	70,264
Double K Excavating Ltd.	91,228
Marsulex Inc.	725,088
Receiver General for Canada	83,494
SaskEnergy	475,117
SaskPower Corporation	981,241
Spartan Controls Ltd.	78,100
Univar Canada Ltd.	181,703

See accompanying notes.

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Expenses - Regina Downtown For the Year Ended December 31, 2010 (in dollars)

Payee	Total
Brin, Leon	68,150
MacNaughton Hermsen Britton Clarkson Planning Ltd.	53,500
NewWest Enterprise Property Group	71,254

See accompanying notes.

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Expenses - Regina's Warehouse Business Improvement District

For the Year Ended December 31, 2010
(in dollars)

Payee	Total
B-Creative Group	81,530

See accompanying notes.

Notes to Expenses
For the Year Ended December 31, 2010
(in dollars)

Note 1

Expenses have been reported in accordance with accounting standards and Subsection 9(b) of *The Cities Regulations*.

Note 2

Expenses include all payments over \$50,000 made by the City of Regina during 2010 from the following funds:

- General Operating and Capital Funds
- Water and Sewer Operating and Capital Funds
- Intergovernmental Services Fund

Expenses have also been reported for the Board of Police Commissioners, Buffalo Pound Water Administration Board, Regina Downtown and Regina's Warehouse Business Improvement District.

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August 22, 2011

IR11-12

To: His Worship the Mayor
and Members of City Council

Re: The Casual Employees' Superannuation and Elected Officials' Pension Plan 2010 Annual
Report

**RECOMMENDATION OF THE FINANCE AND ADMINISTRATION COMMITTEE
- AUGUST 2, 2011**

This report be received and filed.

FINANCE AND ADMINISTRATION COMMITTEE – AUGUST 2, 2011

The Committee adopted a resolution to forward this report to City Council for information.

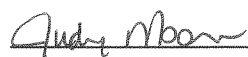
Councillors: Louis Browne, Sharron Bryce, Michael Fougere, Terry Hincks and Wade Murray were present during consideration of this report by the Finance and Administration Committee.

The Finance and Administration Committee, at its meeting held on August 2, 2011, considered the following communication from the Director of Pension and Disability Administration:

Schedule A 15.5 of Bylaw 8589 of the City of Regina states "The Administration shall, in each Fiscal Year, submit to the Council a financial statement showing the business of the Plan for that year in such form as may be required." In accordance with the Bylaw, attached is the 2010 Annual Report for The Casual and Elected Officials Pension Plan for information to be submitted for the August 2, 2011 Finance and Administration agenda. Included in the Annual Report are the audited financial statements for the year ended December 31, 2010 which were approved by the Administrative Board for the Casual and Elected Officials Pension Plan at its meeting of May 30, 2011.

Respectfully submitted,

FINANCE AND ADMINISTRATION COMMITTEE



Judy Moore, Secretary

Casual Employees'
Superannuation and Elected
Officials' Money Purchase
Pension Plan



Annual Report &
Audited Financial Statements

December 31, 2010

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Message from the Chairperson



I am pleased to present the Annual Report for The Casual Employees' Superannuation and Elected Officials' Money Purchase Pension Plan for the year ending December 31, 2010.

In this report you will find the following:

- Membership information, including eligibility requirements, numbers of active and inactive members, and changes in membership that occurred in 2010;
- A description of the benefits available to members of the pension plan;
- The composition of the Administrative Board and its role as trustees of the Plan;
- How the Board conducts its business and fulfils its responsibilities to the members of the Plan;
- How the assets of the fund are invested and the returns for 2010;
- Historical investment returns; and
- The annual financial statements for 2010, audited by Deloitte and Touche LLP.

Over the past year, the net assets available for benefits experienced an increase from a balance of \$7,168,000 at the end of 2009, to a balance of \$8,067,000 at the end of 2010. Contributions for the year were \$520,000, while total payments from the fund were \$447,000. Total payments included \$418,000 in pension benefits and refunds, and \$29,000 in administration and investment expenses. Investment income for the year was 11.5 percent or \$826,000.

In 2010 the Administrative Board continued to work with the City of Regina Administration to develop a process to move the Board to a more autonomous structure. The Board approved the hiring of a Financial Reporting & Policy Analyst to transfer the accounting functions for the Plan in-house.

The Board also finalized and adopted a Trustee Selection Policy to guide the selection of future Trustees for the Plan.

I would like to take this opportunity to thank the members of the Administrative Board for their commitment and contribution to this Board. I would also like to thank the staff of the Pensions and Disability Administration for their support over the year.

A handwritten signature in black ink, appearing to read 'Wade Murray'.

Councillor Wade Murray
Chairperson, Casual Employees' Superannuation and
Elected Officials' Money Purchase Pension Plan

Message from the Director

Listen to the news these past few years and you will hear something about the Canadian pension system and proposals for reform that will ensure its sustainability. The Canadian system like systems elsewhere around the world are based on three tiers of coverage: government sponsored programs such as the Canada Pension Plan and Old Age Security, workplace pensions, and personal savings. Pensions have been in the news for many months now, some of the stories are frightening; however, the stories that involve businesses going bankrupt with workers losing some or all of their hard earned pensions don't represent the reform movement. So what does pension reform mean? There are a number of recommendations that are being considered by both the Federal and Provincial governments which are intended to enhance the ability of Canadians to save for their retirement years and it is too early to judge how successful governments will be at implementing reforms and whether it will involve significant or only small changes.



A few changes have been made already and were effective in 2010. At the Federal level, changes have been made to *The Income Tax Act* that will allow pension plans to hold a larger amount of surplus to protect against market events such as what occurred in 2008. The Act used to limit the amount of surplus that could be held to 10% of liabilities. The new limit is 25%. *The Pension Benefits Standards Act*, which governs federally regulated pensions, has been changed in a number of areas, most of which do not impact Saskatchewan regulated plans. However, the new investment rules will affect Saskatchewan plans since they follow the federal standards. The changes remove certain limits on the amount of holdings that a plan can have in real property and Canadian Resource property. The limit that prohibits pension plans to holding no more than 30% of any one investment will still apply to these two assets. In Saskatchewan, regulations have been adopted to allow plans to seek relief from making solvency deficiency payments for a three year moratorium period. This change is in response to the downturn in the markets in 2008 that had such a negative impact on the solvency of plans.

Other reforms still under consideration may involve changes to the Canada Pension Plan, either by increasing the current benefit level or adding another optional component to it. These changes are likely to be specifically targeted at those who do not have access to workplace pensions and the self employed. Other changes to the federal and provincial pension legislation may result in more flexibility in pension plan design for the future.

So, how does all of this affect you as an individual? If you are close to or at retirement age, the impact of reform will be very little. Any changes to the Canada Pension Plan must be fully funded before they can take effect so they will benefit the younger generation of workers rather than the baby boomers. Changes to workplace pension plans often take many years for full implementation and therefore will likely be geared to the wants and needs of those who will replace the baby boomers in the workforce. Closer to home Pension Administrative Boards, including the Casual Pension Administrative Board are paying much greater attention to governance policies and to risk management processes. Overall the directions being taken will serve to strengthen all aspects of the pension system and ensure its continuing strength.

A handwritten signature in cursive script that reads "Janet Folk".

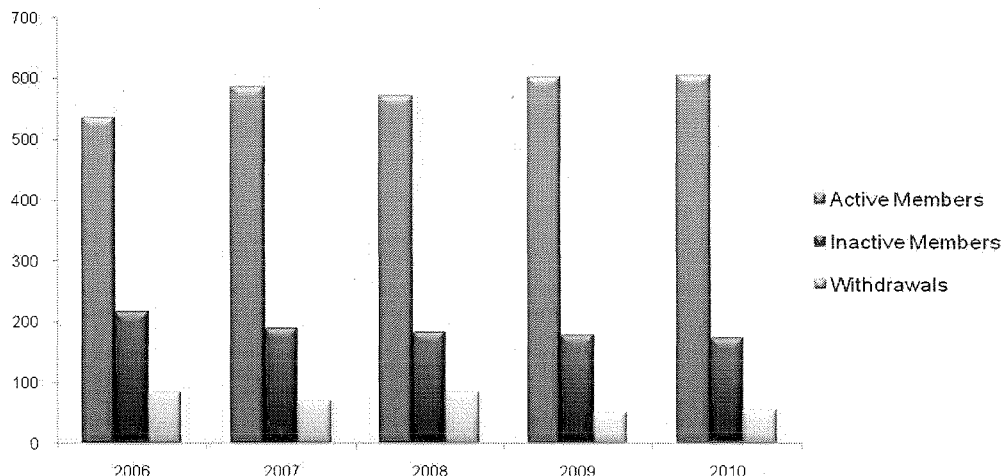
Janet Folk
Director, Pensions & Disability Administration Department

Primary Purpose

The primary purpose of the Casual Employees' Superannuation and Elected Officials' Money Purchase Pension Plan is to provide retirement pensions to eligible employees and Elected Officials.

The pension plan is a defined contribution plan established December 25, 1985. As a member of the pension plan, CUPE Local 21 employees contribute 3% of pensionable earnings and the City contributes an equal amount. City of Regina Elected Officials contribute 6.95% of pensionable earnings and the City contributes an equal amount.

The Plan membership includes 606 active and 174 inactive members who are or were employees of CUPE Local 21 or Elected Officials of the City of Regina. During 2010, the Plan enrolled 49 new members and paid termination or retirement benefits to 55 members. The following chart shows the change in membership over the past five years:



Benefit Provisions

The member's contributions and those paid by the City on behalf of the member are credited to an account established at the time the employee becomes a member of the Plan. These amounts, together with interest credited at regular intervals, comprise the member's individual account. The amount of monthly pension on retirement will be the amount which the individual account balance will purchase on the date the member retires.

If a member leaves the service of the City before retirement and/or loses seniority, in accordance with the Collective Bargaining Agreement, the member will receive a pension commencing on his/her retirement date of the amount which can be purchased on the retirement date by the individual account.

In lieu of the above, the member may elect that the Individual Account balance be transferred on a locked-in basis to another registered pension plan, a registered retirement savings plan (RRSP), or an insurance company to purchase a deferred annuity.

Death benefits are payable to the member's designated beneficiary and if there is no designated beneficiary, to the estate. The designated beneficiary will receive a cash payment of the individual account balance or may elect that the amount be used to purchase an immediate or deferred annuity. After retirement, the death benefit, if any, will depend on the form of pension the member elected at the date of retirement.

PENSION PLAN GOVERNANCE

A Board of four members comprised of three employer representatives appointed by the City Manager and one member of City Council, who shall be appointed by the Finance and Administration Committee of the City of Regina, administers the Plan.

The Administrative Board members at December 31, 2010 were:

Councillor Wade Murray, Chairperson

Councillor Murray was appointed to the Board in 2006 by the Finance and Administration Committee. He has owned several small businesses in Regina and is also a financial representative with Primerica. Councillor Murray serves on the Regina Board of Police Commissioners and is currently sitting for his third term on Regina City Council, representing the residents of Ward 6.

Ken Wiens

Mr. Wiens was appointed to the Board in 2009 as an Employer Representative. He has worked for the City of Regina for the past 21 years and is currently the Manager of the Water Operations Branch in the Public Works Division. Mr. Wiens holds a degree in Civil Engineering from the University of Manitoba.

Brent Sjoberg

Mr. Sjoberg was appointed to the Board in 2008 as an Employer Representative. He has been employed with the City of Regina for 4 years, and currently holds the position of General Manager of Corporate Services. Mr. Sjoberg is a Certified Management Accountant (CMA), and has a Masters in Business Administration from the University of Regina. He is an active member in the Regina community, and has been a Board Member and Committee Chairperson on several local boards including the Regina Civic Employees' Superannuation and Benefit Plan, the Regina Regional Economic Development Authority, and Regina Pioneer Village Ltd.

Marco Deiana

Mr. Dieana was appointed to the Board in 2010 as an Employer Representative. He has been employed by the City of Regina for 11 years and is currently the Manager of Healthy Workplace.

The Administrative Board is responsible for the administration of the Plan as legislated by *The Pension Benefits Act, 1992* (Saskatchewan) and in accordance with the terms of Schedules A and B of Bylaw No. 8589. Under this legislation, the Board members are appointed as the Plan's fiduciaries. This means they are in a position of trust and are obligated to act in the best interests of the pension Plan members and their survivors. The members of the Board must not allow personal interests to interfere with the interests of those they serve. Further, they must take the same care, and apply the same diligence and skill that would be expected of a normally prudent person who was looking after the property of someone else.

A Pension Advisory Committee, as specified under *The Pension Benefits Act, 1992* (Saskatchewan), appointed by the Executive of the Canadian Union of Public Employees Local No. 21, is also invited to attend all regular and special meetings of the Board. The Pension Advisory Committee members' attendance at 2010 meetings is as follows:

The Board met 6 times during 2010. Following is the Board Meeting attendance for each Member.

TRUSTEE	MEETINGS ATTENDED	TRUSTEE	MEETINGS ATTENDED
Councillor Wade Murray	6	Marco Dieana	5
Brent Sjoberg	5	Tim Anderson (Advisory)	3
Ken Wiens	5	Steve Frankiewitz (Advisory)	4

ADMINISTRATIVE BOARD RESPONSIBILITIES

1. **Compliance With Legislation**
The Board ensures that the Plan is administered in compliance with all appropriate legislation and that benefits are paid appropriately to members. The Plan must comply with legislation under *The Pension Benefits Act, 1992* (Saskatchewan), *The Pension Benefits Regulations, 1993* (Saskatchewan), the *Income Tax Act* & the *Excise Tax Act*.
2. **Pensions and Disability Administration Department**
The Pensions and Disability Administration Department reports to the Administrative Board on all aspects of Plan administration. The Board reviews the performance of the department on an ongoing basis and ensures that reports provided to the Board are appropriate and adequate to meet their fiduciary duties.
3. **Annual Financial Statements**
Management is required to prepare the annual financial statements of the Plan. The Board ensures that an annual audit is conducted and the results filed with the regulatory authorities. The current auditors for the Plan are Deloitte and Touche LLP and the statements audited by them are included in this report.
4. **Custody of Plan Assets**
The Board must ensure all monies due to the Fund are kept separate and apart from other funds of the City of Regina. This is accomplished by hiring a fund custodian to ensure the money is kept separate from the employer's funds and is only used for pension purposes. In addition to holding the Plan's securities, the custodian is required to verify that any transfer requested by those involved with the Plan complies with the Plan's rules and governing legislation. The current custodian is CIBC Mellon Trust Company. Record keeping services are provided by BMO Group Retirement Services.
5. **Fund Management**
The Administrative Board is responsible for making investments in accordance with the investment requirements contained in *The Pension Benefits Act, 1992* (Saskatchewan) and other relevant legislation. On a quarterly basis the Board reviews the investment activities, compliance with the Investment Policy and the Plan's investment results.
6. **Performance Measurement**
The Board ensures the investment manager is managing the fund assets in an appropriate manner and in compliance with the Statement of Investment Policies & Procedures approved by the Board. As part of this duty, the Board requires the investment manager to report quarterly on the performance of the fund and whether the manager is in compliance with the Statement of Investment Policies & Procedures.
7. **Policy Documents**
To support the objectives of the Plan the Board has developed and implemented the following policies. Each policy is reviewed annually and whenever a major change is required.
 - Statement of Investment Policies & Procedures
 - Procedural Rules
 - Trustee Education Policy
 - Trustee Selection Policy

Education & Training

The Administrative Board of the Casual Employees' recognizes the importance of education to the successful fulfillment of the fiduciary duty to the members of the Plan. To that end, the Board has developed the Trustee Education Policy based on the following principles:

- (a) Board members are required to make policy decisions to facilitate the administration of the Plan.
- (b) Board members have an obligation to participate in Board meetings in a meaningful way.
- (c) A unique body of knowledge is required to carry out the roles and responsibilities of the Board.

The Trustee Education Policy requires that in addition to basic education obtained within the first three years of becoming a Trustee:

- (a) New Trustees must attend a minimum of 20 hours of educational opportunities on an annual basis; and
- (b) Senior Trustees must attend a minimum of 30 hours of educational opportunities on an annual basis.

The following Administrative Board members attended conferences and seminars for educational opportunities that were paid by the Fund:

TRUSTEE	CONFERENCE/SEMINAR	DATE	LOCATION	HOURS
Councillor Wade Murray	Alternative Investment Seminar Foundation for Trustees Total Expenses*	Jun 16 Jul 26-27 \$3,015	Regina, SK Halifax, NS Total Hours	2 30 32
Brent Sjoberg	MBA Course Older & Wiser? The Future of Pension Policy CPBI National Forum 2010 Total Expenses*	Mar 8 Jun 20-24 \$3,086	Regina, SK Saskatoon, SK Halifax, NS Total Hours	5 8 40 53
Ken Wiens	43 rd Annual Canadian Employee Benefits Conference Total Expenses*	Nov 19-25 \$5,017	San Diego, CA Total Hours	40 40
Marco Dieana	Total Expenses*	\$0	Total Hours	0

* In the event a Trustee sits on more than one Administrative Board, training and education expenses are shared with the other plan(s).

Financial Highlights

Year End Financial Position

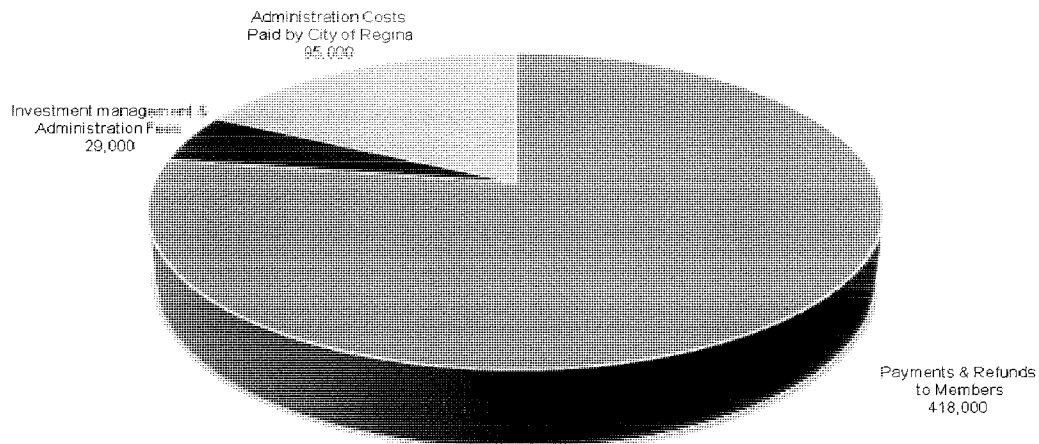
Net assets available for benefits were \$8,067,000. Net assets consist of cash in the amount of \$25,000 and investments at Fair value of \$7,992,000, with accounts receivable of \$50,000.

There are four main factors that contribute to the size of the asset base of the Plan. These factors are the investment income earned over the year, the contributions made to the individual accounts of employees, the Plan's Administration and Investment expenses, and the benefit payments made to members. Investment income, contribution revenues, and benefit payments & expenses over the last ten years are shown below:

FOR THE YEAR ENDING	INVESTMENT INCOME / (LOSS) (\$ THOUSANDS)	REVENUE FROM CONTRIBUTIONS (\$ THOUSANDS)	BENEFIT PAYMENTS & EXPENSES (\$ THOUSANDS)
2010	826	520	(447)
2009	922	528	(361)
2008	(1364)	494	(631)
2007	358	464	(548)
2006	845	424	(637)
2005	682	386	(339)
2004	497	360	(452)
2003	723	338	(311)
2002	(230)	302	(407)
2001	57	329	(386)

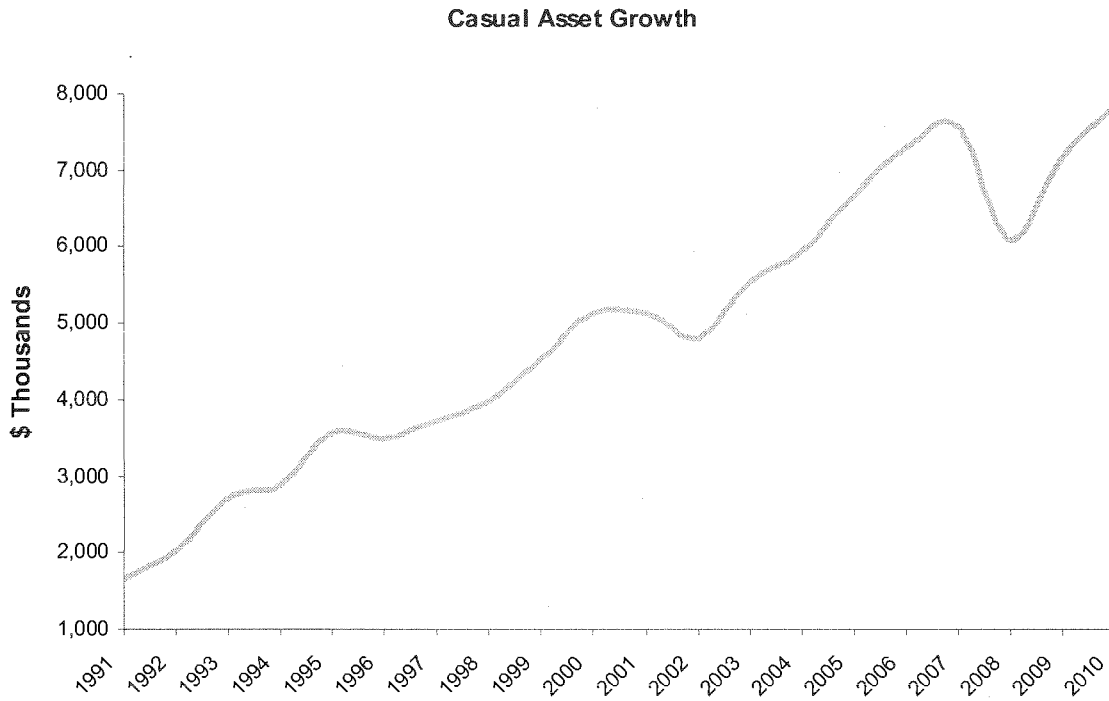
In addition to the benefit payments and expenses shown in the chart above, the employer covers the costs associated with the administrative functions of the Administrative Board and the Pensions and Disability Administration Department. The employer also funds 75% of the administrative services for record keeping charges billed by BMO Group Retirement Services and CIBC Mellon for the pension plan custodian fees.

Benefit payments and expenses of the Plan for the year ending December 31, 2010 are shown below:



Growth of the Plan

Over the past twenty years, the assets of the Casual Employees' Superannuation and Elected Officials' Money Purchase Pension Plan have grown significantly as shown below:



Investment of the Fund

The Administrative Board of the Casual Plan oversees the investments of the Casual Employees' Superannuation and Elected Officials' Money Purchase Pension Plan in accordance with the Statement of Investment Policies and Procedures. The primary objective of the investment policy is to:

- maximize the returns of the Plan members without incurring undue risk.

The investment policy is reviewed annually and updated when necessary to ensure that it continues to meet legal standards and the investment requirements of the membership.

The assets of the Regina Casual Employees' Superannuation and Elected Officials' Money Purchase Pension are invested with Greystone Managed Investments in their Balanced Pooled Fund and administered by BMO Group Retirement Services. The performance of the Plan is measured against a custom benchmark consisting of the indices that best represent each asset class, weighted to the respective target weight of those asset classes. The Statement of Investment Policies & Procedures permits adoption of the benchmark used by the fund manager and that is what has been done. The benchmark is structured as follows:

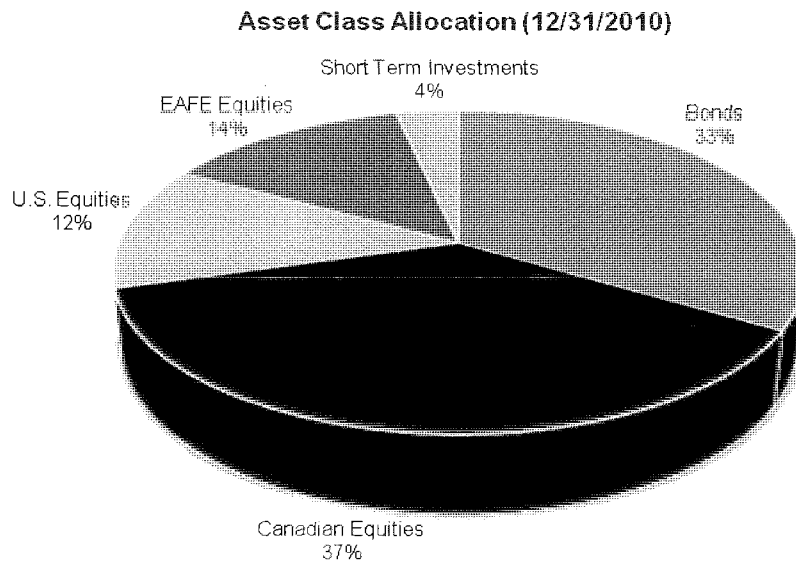
ASSET CLASS	TOTAL FUND BENCHMARK	%
Canadian Equities	S&P/TSX 300 Index	35.0
U.S. Equities	S&P 500 Index (CAD)	12.5
EAFE Equities	MSCI World Index Ex Canada	12.5
Universe Bonds	DEX Universe Bond Index	37.0
Short Term Investments	DEX 91-Day T-Bill Index	3.0

Greystone does not manage currency in the Balanced Fund, preferring to take a longer term approach that currencies will fluctuate in the short term, but will achieve some equilibrium over the longer term.

Asset Mix

Total invested assets of the Casual Employees' Superannuation and Elected Officials' Money Purchase Pension Plan at December 31, 2010 were \$7.992 million.

The Plan invests in a "balanced fund" in order to gain exposure to several asset classes in an efficient way for the level of assets currently in the Plan. By spreading the investments out among different types of assets and different geographical areas, overall risk to the Plan is reduced and the returns of the Plan become less volatile.



2010 Investment Overview

2010 proved to be another good year for investors, as most markets continued the recovery begun in 2009. The recovery was anything but smooth. The first half of the year saw equity markets start strong, slip, recover and slide back as the sovereign debt crisis in Europe unfolded. At the end of June the S&P/TSX was down 2.6%, the S&P 500 was down 5.4% (CAD) and the Morgan Stanley World Index (ex Canada) was down 8.6% (CAD). By year end, those same indices were up 17.6%, 9.1% and 6.0% respectively. At the same time, Canadian fixed income markets continued to climb through most of the year.

In comparison to 2009, the Canadian dollar was much more stable in 2010. Against the U.S. dollar, the Canadian dollar traded between \$0.93 and \$1.00, finishing the year at parity. The dollar's performance against other major currencies was somewhat mixed. Against the euro and the British pound the dollar finished the year up 7.8% and 12.3% respectively. Versus the Yen and Swiss franc, the dollar was down 8.6% and 5.3%. For institutional portfolios that do not hedge currencies the movement of the Canadian dollar tended to detract value as holdings in currencies that the dollar performed well against tend to be larger than currencies that the dollar did not.

In general, global economies experienced modest growth in 2010 led by the strength of emerging economies. Continued government intervention, particularly from the U.S., has resulted in economies across the globe picking up and fears of a double dip recession. As 2010 progressed, differing approaches to dealing with the accumulated deficits that had developed began to emerge. The U.S. continued its loose monetary policy and government tax spending in order to spur growth going forward. Others, such as the countries at the centre of the euro debt crisis and the UK, introduced so called austerity measures in an attempt to reign in spending, preferring to risk stalling their economies now rather than facing insurmountable deficits in the future. China faced a completely different problem in 2010, how to manage the pace of internal growth.

Investment Results

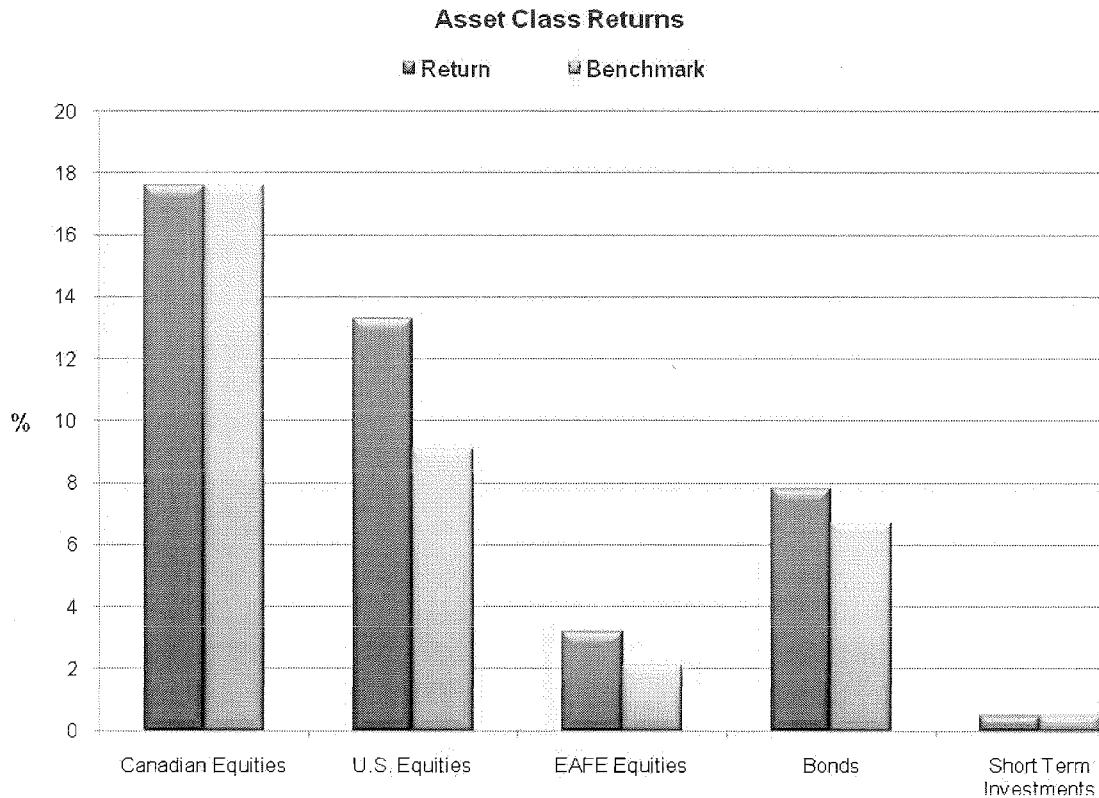
On a total fund basis the Regina Casual Employees' Superannuation and Elected Officials' Money Purchase Pension investment exceeded the custom benchmark by 1.2% with a return of 11.5%.

One year investment returns are interesting to watch, and form a piece of the ongoing administration of the Plan; however, pension investing is a long term proposition. Over the last five years the Greystone Balanced Fund return has averaged 4.6% annually, beating the balanced benchmark by 0.1%.

INVESTMENT RETURNS	ANNUALIZED RATE OF RETURN (%)				
	1 YR	2 YR	3 YR	4 YR	5 YR
Total Fund	11.5	13.3	1.6	2.5	4.6
Total Fund Benchmark	10.3	13.4	2.4	2.5	4.5
Excess Return (%)	1.2	-0.1	-0.8	0.0	0.1

The following table shows the gross rate of return achieved by the various asset classes over the one through five year periods ended December 31, 2010. The applicable benchmark performance for each asset class is also noted.

ASSET CLASS	ANNUALIZED RATE OF RETURN (%)			
	1 YR	3 YR	4 YR	5 YR
Balanced Fund:				
Canadian Equities	17.6	-1.6	1.8	5.5
Benchmark: S&P/TSX 300 Index	17.6	2.1	4.0	6.5
U.S. Equities	13.3	-2.6	-2.5	-0.3
Benchmark: S&P 500 Index	9.1	-2.6	-4.7	-0.9
EAFE Equities	3.2	-6.5	-5.4	1.0
Benchmark: MSCI EAFE (CAD)	2.1	-6.8	-6.5	-0.8
Bonds	7.8	7.0	6.1	5.8
Benchmark: DEX Universe Bond Index	6.7	6.2	5.6	5.3
Short Term Investments	0.5	1.6	2.3	2.6
Benchmark: DEX 91-Day T-Bill Index	0.5	1.5	2.2	2.6

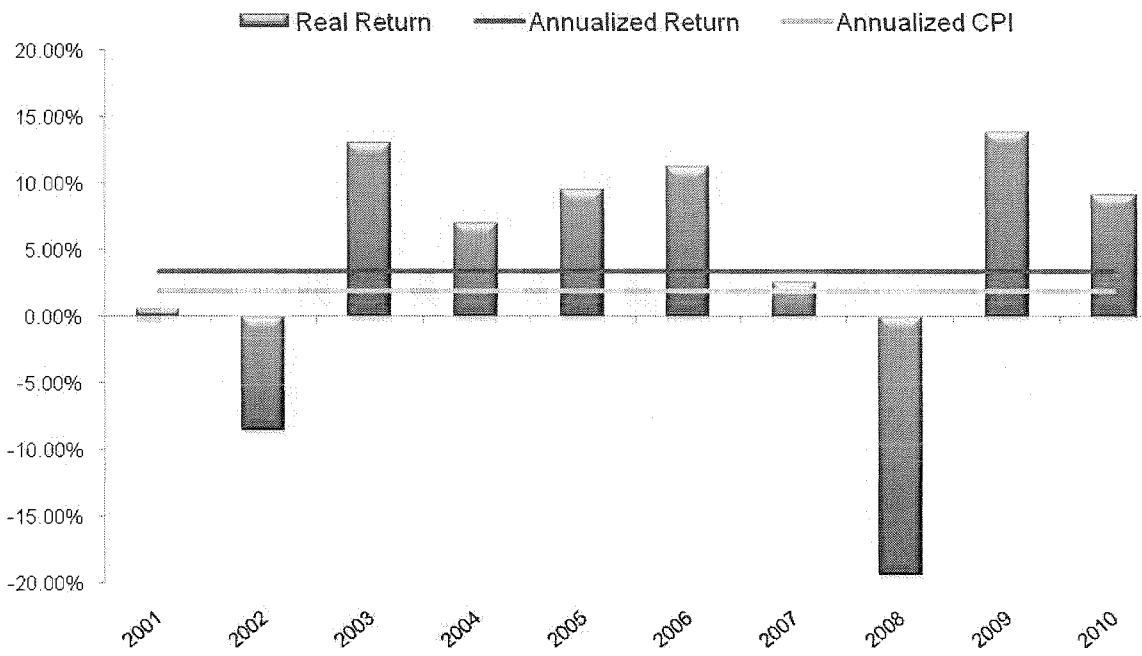


Historical Total Returns

The annual investment returns of the Casual Employees' Superannuation and Elected Officials' Money Purchase Pension Plan for the last ten years are as follows:

ANNUAL RATE OF RETURN			
NOMINAL			
YEAR	RETURN	CPI	REAL RETURN
2010	11.50%	2.35%	9.15%
2009	15.20%	1.30%	13.90%
2008	-18.20%	1.20%	-19.40%
2007	5.00%	2.40%	2.60%
2006	13.00%	1.70%	11.30%
2005	11.60%	2.10%	9.50%
2004	9.10%	2.10%	7.00%
2003	15.10%	2.10%	13.00%
2002	-4.70%	3.80%	-8.50%
2001	1.20%	0.70%	0.50%

- (1) Nominal Return is the actual rate of return earned in the year.
- (2) The CPI (Consumer Price Index) is published monthly by Statistics Canada. The rate of change provides a measure of inflation.
- (3) Real Return is the return earned after accounting for the effect of inflation.
- (4) Annualized Return is the return earned after the effect of inflation is removed, over a specific time period.



Pension Plan Expenses

	2010 (\$ thousands)	2009 (\$ thousands)
Administrative Expenses Paid by the City of Regina	95	72
Administrative Expenses Paid by the Fund:		
Custodial Services		
CIBC Mellon	2	1
Investment Manager Fees		
Greystone Managed Investments	18	16
Administrative Services		
BMO Integra	9	9
Total	124	98

Independent Auditor's Report

To the Administrative Board of the Casual Employees' Superannuation and Elected Officials' Money Purchase Pension Plan:

We have audited the accompanying financial statements of the Casual Employees' Superannuation and Elected Officials' Money Purchase Pension Plan, which comprise the statement of financial position as at December 31, 2010, and the statement of changes in net assets available for the year then ended, and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Canadian generally accepted accounting principles, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements present fairly, in all material respects, the financial position of the Casual Employees' Superannuation and Elected Officials' Money Purchase Pension Plan as at December 31, 2010, and the change in net assets available for benefits for the year then ended in accordance with Canadian generally accepted accounting principles.

Deloitte + Touche LLP

Chartered Accountants

May 30, 2011
Regina, Saskatchewan

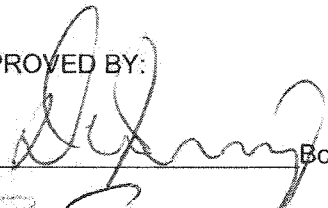
STATEMENT OF FINANCIAL POSITION
 (dollars in thousands)


As at December 31, 2010

	2010	2009
ASSETS		
Cash	25	52
Investments – Note 4	7,992	7,089
Accounts Receivable – Note 7	50	28
	8,067	7,169
LIABILITIES		
Accounts Payable	-	1
Net Assets Available for Benefits	8,067	7,168

See accompanying notes

APPROVED BY:


 _____ Board Member


 _____ Board Member

STATEMENT OF CHANGES IN NET ASSETS AVAILABLE FOR BENEFITS
(dollars in thousands)

For the Year Ended December 31, 2010

	2010	2009
INCREASE IN NET ASSETS		
Investment Income – Note 6	826	922
Contributions		
Employee Contributions	260	264
Employer Contributions	260	264
	1,346	1,450
DECREASE IN NET ASSETS		
Pension Benefit and Refunds	418	335
Administration Expenses – Note 8	29	26
	447	361
Net Increase for the Year	899	1,089
Net Assets Available for Benefits, Beginning of Year	7,168	6,079
Net Assets Available for Benefits, End of Year	8,067	7,168

See accompanying notes

NOTES TO THE FINANCIAL STATEMENTS

(dollars in thousands)

For the Year Ended December 31, 2010

1. Description of Plan

The Casual Employees' Superannuation and Elected Officials' Money Purchase Pension Plan (the "Plan") is a defined contribution plan. All casual employees who acquire and maintain seniority under the provisions of the Collective Agreement between the City of Regina and the Canadian Union of Public Employees, Local 21, are required to join the plan as contributing members. Elected Officials of the City of Regina may also join the Plan.

(a) Contributions

Members' contributions are 3% to 6.95% of salary. The employer matches the members' contributions to the Plan.

(b) Benefits

Pensions are paid in the form of a monthly annuity purchased by the individual member's account.

Termination and survivor benefits are also available under the Plan.

Members who leave service or lose seniority under the terms of the Collective Agreement may receive refunds of their individual account balances.

2. Summary of Significant Accounting Policies

The financial statements have been prepared in accordance with Canadian generally accepted accounting principles. The following policies are considered to be significant:

(a) Basis of Presentation of Financial Statements

These financial statements are prepared on the going concern basis and present the aggregate financial position of the Plan as a separate financial reporting entity independent of the Sponsor and Plan members. They are prepared to assist Plan members and others in reviewing the activities of the Plan for the fiscal period, but they do not portray the funding requirements of the Plan or the benefit security of individual Plan members.

(b) Investments

Investments in equities are recorded at fair value and are accounted for at trade date.

(c) Investment Income

Interest income is recorded on the accrual basis and unrealized gains and losses are recorded in the current accounting period.

NOTES TO THE FINANCIAL STATEMENTS

(dollars in thousands)

For the Year Ended December 31, 2010

2. Summary of Significant Accounting Policies (continued)

(d) Foreign Exchange

All investments denominated in foreign currency year end balances are converted into Canadian dollars at the exchange rate prevailing at year end. Revenue and expenses are translated at the exchange rate on the date of the transaction.

(e) Contributions

Contributions are accounted for on the accrual basis.

(f) Use of Estimates

The preparation of financial statements in conformity with Canadian generally accepted accounting principles requires management to make estimates and use assumptions that affect the reported amounts of asset and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the year. Actual results could differ from those estimates.

3. Fair Value of Financial Instruments

The following table summarizes the inputs used as of December 31, 2010 in valuing the Plan's investments and cash carried at fair values.

Asset Class	2010			Total
	Quoted Prices in Active Markets (Level 1)	Significant Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)	
Equities	4,024	1,082	-	5,106
Fixed Income	-	2,562	-	2,562
Cash & Equivalents	3	321	-	324
Total Investments	4,027	3,965	-	7,992

Asset Class	2009			Total
	Quoted Prices in Active Markets (Level 1)	Significant Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)	
Equities	3,612	792	-	4,404
Fixed Income	-	2,411	-	2,411
Cash & Equivalents	1	273	-	274
Total Investments	3,613	3,476	-	7,089

NOTES TO THE FINANCIAL STATEMENTS

(dollars in thousands)

For the Year Ended December 31, 2010

3. Fair Value of Financial Instruments (continued)

Fair value measurements of investment assets are based on inputs from one or more levels of a fair value hierarchy as follows:

Level 1: Fair value is based on unadjusted quoted prices in active markets for identical assets or liabilities traded in active markets. Level 1 primarily includes publicly listed equity investments.

Level 2: Fair value is based upon valuation methods that make use of inputs, other than quoted prices within Level 1, that are observable by market participants either directly through quoted prices for similar but not identical assets or indirectly through observable market information used in valuation models. Level 2 primarily includes debt securities not traded on a public market and public equities not traded in an active market.

Level 3: Fair value is based upon valuation methods where inputs that are based on non-observable market data have a significant impact on the valuation.

For the Plan's financial assets and liabilities other than its investments, the carrying value approximates fair value given the short-term nature of these items.

4. Investments

The investment objectives of the Plan are to ensure the Plan has sufficient assets to optimize the risk/return relationship of the Plan and to generate sufficient cash flows to meet pension benefits payments. Due to the long-term horizon of the Plan's benefits, the Plan takes a long-term investment perspective.

Asset Class	2010		2009	
	Fair Value	Cost	Fair Value	Cost
Greystone Balanced Fund	7,992	8,205	7,089	7,954

The Plan invests in the Greystone Balanced Fund ("the pooled fund"), an open ended investment which invests in Canadian fixed income securities and equity securities issued by companies in Canada, the United States and Non-North America. The pooled fund is subject to applicable administrative costs and may include cash uninvested at the date of the valuation.

The fair value of the "units" held by the Plan in the pooled fund are determined by the pooled fund manager as follows:

Short-Term Investments – cost plus accrued interest

Securities listed on a Public Exchange – the last sales price, the closing price reported on the exchange or a reasonable fair value as determined by the Fund Trustee in consultation with the pooled fund manager.

NOTES TO THE FINANCIAL STATEMENTS

(dollars in thousands)

For the Year Ended December 31, 2010

4. Investments (continued)

Unlisted Securities – the average of the closing bid and asked prices on the valuation date unless the security was included in the NASDAQ National Market System (in which case the security shall be valued based on its last readily available sale price).

Securities and other Property for which Market Quotations are not readily available – the fair value as determined by the Trustee, after consultation with the pooled fund manager.

Restricted Securities (any security, the resale of which is restricted or limited by means of a representation, undertaking or agreement by the Fund or by its predecessor in title, or bylaw) - shall be as agreed in writing between the Trustee and the pooled fund manager from time to time.

Clearing Corporation Options, Options on Futures and Over-the-Counter Options – current fair value, determined to be the last sale price reported on the valuation date, or if no sale is reported to have taken place on valuation date, at the average of the closing bid and asked prices on valuation date.

In general and subject to the restrictions noted below, the Plan may invest in any of the following asset classes and investment instruments. The Plan's assets may be invested through in-house investment activities or through external agents including without limitation, mutual funds, pooled funds, segregated funds, unit trusts and similar vehicles as described in the regulations of *The Pension Benefits Standards Act, 1993* and the regulations thereto, as amended from time to time.

Cash and Short Term Investments

The Plan may invest in cash and short term investments which consist of cash on hand, Canadian and demand deposits with banks and trust companies including Treasury bills issued by the federal and provincial governments and their agencies, obligations of trust companies and Canadian and foreign banks chartered to operate in Canada, including bankers' acceptances, commercial paper, term deposits and contracts with life insurance companies.

Equities

The Plan may invest in any of the following: common and convertible preferred stock listed on a recognized exchange, securities convertible or exchangeable into common or convertible preferred stock, rights, warrants and special warrants for common or convertible preferred stock, instalment receipts, private placements equities, American and global depository receipts, publicly traded investment trusts and or index replicating vehicles.

No more than 10% of the book value of the portfolio may be invested in any one holding and the Plan may not hold more than 30% of the voting rights in any one entity.

NOTES TO THE FINANCIAL STATEMENTS

(dollars in thousands)

For the Year Ended December 31, 2010

4. Investments (continued)

Bonds

The Statement of Investment Policies and Procedures permits investment in all bonds, debentures, notes, non-convertible preferred stock, real return bonds and other debt instruments of Canadian issue whether denominated and payable standards. Only bonds of issuers rated BBB or higher are held in the portfolio. Currently, there are two bond portfolios; the TD Asset Management Long Bond Pooled Fund Trust, which invests in bonds and debentures rated BBB or higher in a manner that replicates the characteristics of the DEX Long Bond Index; and a portfolio of Government of Canada Real Return Bonds.

5. Investment Risk

Risk Management relates to the understanding and active management of risks associated with all areas of the business and associated operating environment. Investments are primarily exposed to foreign currency, interest rate volatility, market and credit risk. The Plan has set formal policies and procedures that establish an asset mix among equity, fixed income and real estate investments; requires diversification of investments within categories; and sets limits on the size of exposure to individual investments.

Market Risk

Market risk is the risk that the value of an investment will fluctuate as a result of changes in market prices, whether those changes are caused by factors specific to the individual investment, or factors affecting all securities traded in the market. The Plan's policy is to invest in a diversified portfolio of investments, based on criteria established in the Statement of Investment Policies and Procedures.

The pooled fund consists of a diversified portfolio with target allocation in the following asset classes:

Asset Class	2010		
	Minimum	Neutral	Maximum
Cash	-	3	30
Bonds	20	37	70
Canadian Equities	20	35	60
U.S. Equities	-	13	30
EAFE Equities	-	13	30

The impact on the net assets of the Fund due to a 10% change in the respective benchmark stock index (DEX 91-Day T-Bill Index (3%), DEX Universe Bond Index (37%), S&P/TSX Composite Index (35%), S&P 500 Index (12.5%), Morgan Stanley Capital International EAFE Index (12.5%)) using a three year historical measure of the sensitivity of the returns relative to the returns of the benchmark stock index, as of December 31, 2010 would result in an increase/decrease of 10.2% (2009 – 10.0%) or \$815 (2009 - \$709) of the pooled fund's net assets held by the Plan.

NOTES TO THE FINANCIAL STATEMENTS

(dollars in thousands)

For the Year Ended December 31, 2010

5. Investment Risk (continued)

Credit Risk

Credit risk refers to the potential for counterparties to default on their contractual obligation to the Plan. Credit risk is mitigated in the pooled fund by entering into contracts with the counterparties that are considered high quality. Quality is determined via the following credit rating agencies: DBRS, Standard and Poor's and Moody's Investor Service. The pooled fund invests only in securities of issuers rated BBB (DBRS) or equivalent. Credit risk decreases for a particular group of investments when that particular group does not have similar economic characteristics that would cause the investees to be unable to meet contractual requirements due to changes in economic conditions. The pooled fund further minimizes credit risk by holding a diversified portfolio of investments, as follows:

Bond Rating	2010			2009		
	Fair Value (\$)	Portion of Debt Instruments (%)	Portion of Total Assets (%)	Fair Value (\$)	Portion of Debt Instruments (%)	Portion of Total Assets (%)
AAA	1,128	39.1	14.1	978	36.4	13.6
AA	764	26.5	9.6	752	28.0	10.5
A	530	18.4	6.6	560	20.8	7.8
BBB	135	4.7	1.7	121	4.6	1.7
R-1	326	11.3	4.1	273	10.2	4.3
Total Portfolio	2,883	100.0	36.1	2,684	100.0	37.9

The pooled fund participates in a securities lending program where it lends securities to third parties for a fee. For securities lent, the pooled fund receives a fee and the borrower provides readily marketable securities of higher value as collateral. The securities held as collateral mitigate the credit risk associated with the program. At December 31, 2010, the Plan's proportionate share of securities in the program had a market value of \$459 (2009- \$946) loaned out with collateral of \$482 (2009 - \$991).

Interest Rate Risk

Interest rate risk refers to the effect on the market value of the Plan's investments due to fluctuation of interest rates. The risk arises from the potential variation in the timing and amount of cash flows related to the pooled fund's assets. Asset values are affected by equity markets and short-term changes in interest rates. The fixed income portfolio has guidelines on duration and distribution which are designed to mitigate the risk of interest rate volatility.

Duration	2010		2009	
	Total Exposure (\$)	Portion of Fixed Income (%)	Total Exposure (\$)	Portion of Fixed Income (%)
0 – 5 years	1,248	43.3	1,216	45.3
5 – 10 years	960	33.3	614	22.9
> 10 years	675	23.4	854	31.8
Total Portfolio	2,883	100.0	2,684	100.0

NOTES TO THE FINANCIAL STATEMENTS

(dollars in thousands)

For the Year Ended December 31, 2010

5. Investment Risk (continued)

As at December 31, 2010 and 2009, had prevailing interest rates increased or decreased by 1%, assuming a parallel shift in the yield curve and all other variables held constant, net assets would have decreased or increased by approximately 6.5% (2009 – 5.86%). The pooled fund's sensitivity to interest rate fluctuations was estimated using the weighted average duration of the total portfolio. In practice, actual results may differ from this sensitivity analysis and the difference could be material.

Foreign Currency Risk

Foreign currency exposure arises from the Plan holding investments denominated in currencies other than the Canadian Dollar. Fluctuations in the relative value of the Canadian Dollar against these foreign currencies can result in a positive or negative effect on the fair value of the investments. The Fund manages foreign currency risk by limiting investment in foreign securities. The Board has adopted a non-hedge policy benchmark. However, foreign currency hedging will be at the discretion of the investment manager on an opportunistic basis with policy limits prescribed by the Statement of Investment Policies and Procedures.

Currency	2010		2009	
	Weight (%)	Value	Weight (%)	Value
Australian Dollar	0.8	63	0.5	35
British Pound	2.3	185	2.1	149
Danish Krone	0.2	19	0.2	14
Euro	3.8	306	3.6	255
Hong Kong Dollar	0.9	73	0.8	57
Israeli Shekel	-	2	-	-
Japanese Yen	2.1	170	1.6	113
New Zealand Dollar	-	1	-	-
Norwegian Krone	0.2	16	0.1	6
Singapore Dollar	0.1	9	0.1	7
South African Rand	-	-	-	3
South Korean Won	0.1	6	0.1	7
Swedish Krona	0.6	48	0.3	21
Swiss Franc	0.9	69	0.7	50
US Dollar	14.1	1,130	14.4	1,021
Total Portfolio	26.1	2,097	24.5	1,738

As 14.1% of the Plan's assets are denominated in US dollars this is the most significant foreign currency risk that the Plan faces. Based on the current non-hedged policy, a 10% change in relation to all currencies exchange rate will result in a 2.6% (2009 – 2.5%) change in the value of the portfolio. As of December 31, 2010 a 10% change in the value of all currencies, relative to the Canadian Dollar, would have resulted in a \$210 gain/loss (2009 - \$173) in the value of the investment in the pooled fund.

NOTES TO THE FINANCIAL STATEMENTS

(dollars in thousands)

For the Year Ended December 31, 2010

5. Investment Risk (continued)

Liquidity Risk

Liquidity risk arises from the difficulty of selling an asset when needed. The Plan is exposed to liquidity risk primarily through investment in illiquid assets that can not be sold readily. Liquidity risk is managed by limiting the Plan's exposure to illiquid assets.

6. Investment Income

	2010	2009
Investment Income	Total	Total
Dividend Income	209	177
Realized Gains (Losses) on Sale of Investments	(35)	(76)
Change in Unrealized Fair Value of Investments	652	821
Total	826	922

7. Related Party Transactions

	2010	2009
Related Party Transactions	Total	Total
Accounts Receivable include the following amounts due from:		
City of Regina	50	28

8. Administrative Expenses

	2010	2009
Administrative Expenses	Total	Total
Administrative Expenses paid by the City of Regina	95	72
Administrative Expenses paid by the Plan		
Investment Manager Fees	18	16
Administrative Services	9	9
Custodial Fees	2	1
Total	124	98

August 22, 2011

To: His Worship the Mayor
and Members of City Council

Re: The Regina Civic Employees' Long Term Disability Plan 2010 Annual Report

**RECOMMENDATION OF THE FINANCE AND ADMINISTRATION COMMITTEE
- AUGUST 2, 2011**

This report be received and filed.

FINANCE AND ADMINISTRATION COMMITTEE – AUGUST 2, 2011

The Committee adopted a resolution to forward this report to City Council for information.

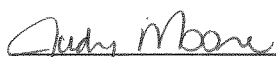
Councillors: Louis Browne, Sharron Bryce, Michael Fougere, Terry Hincks and Wade Murray were present during consideration of this report by the Finance and Administration Committee.

The Finance and Administration Committee, at its meeting held on August 2, 2011, considered the following communication from the Director of Pension and Disability Administration:

Schedule A of Bylaw 9566, Section 9.4(3) of the City of Regina states “The Board shall annually report to Council on the operation of the Plan.” In accordance with the Bylaw, attached is the 2010 Annual Report for The Regina Civic Employees' Long Term Disability Plan for information to be submitted for the August 2, 2011 Finance and Administration agenda. Included in the Annual Report are the audited financial statements for the year ended December 31, 2010 which were approved by the Administrative Board for the Regina Civic Employees' Long Term Disability Plan at its meeting of May 11, 2011.

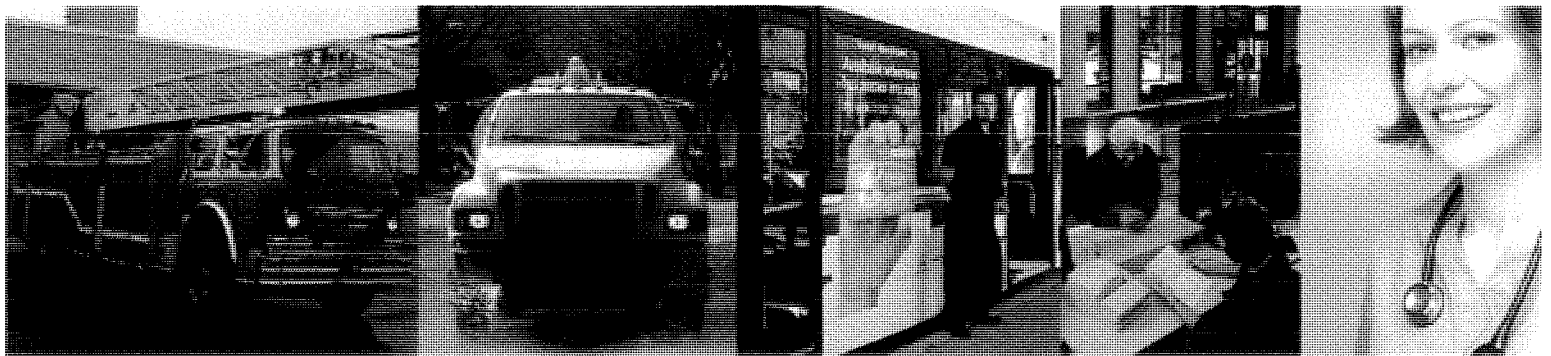
Respectfully submitted,

FINANCE AND ADMINISTRATION COMMITTEE



Judy Moore, Secretary

Regina Civic Employees' Long Term Disability Plan



Annual Report &
Audited Financial Statements

December 31, 2010

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Message from the Chairperson



I am pleased to present the Annual Report for the Regina Civic Employees' Long Term Disability Plan for the year ending December 31, 2010.

In this report you will find the following:

- Membership information, including eligibility requirements.
- A description of the benefits available to members in the event of disability as well as a description of the rehabilitation program.
- The composition of the Administrative Board and its role as trustees of the fund.
- How the Board conducts its business and fulfils its responsibilities to the members of the Plan.
- How the assets of the fund are invested and the returns for 2010.
- The annual financial statements for 2010, audited by Deloitte and Touche LLP.

Over the past year, the net assets available for benefits experienced an increase from a balance of \$25.3 million at the end of 2009, to a balance of \$28.2 million at the end of 2010. Contributions for the year were \$4.0 million, while disability payments were \$2.2 million, and administrative expenses were \$546,000. Investment income for the year was 6.74 percent or just over \$1.6 million.

In 2010, a valuation of the Plan as at December 31, 2009 was completed. Through this process the Board reviewed the demographics of the Plan members, the trends in claims, and evaluated the actuarial present value of existing and future potential claims. The valuation revealed assets of \$25.3 million and liabilities of \$13.7 million, resulting in a Plan surplus \$11.6 million. A Plan amendment was made effective August 1, 2010 reducing the contribution rate for employers and plan members from 1.04% to 0.92% of basic earnings. This is the lowest contribution rates have been since October 31, 2003.

In 2010, the Administrative Board continued to work with the City of Regina Administration to develop a process to move the Board to a more autonomous structure. The Board approved the hiring of a Financial Reporting & Policy Advisor to transfer the accounting functions for the Plan in-house.

The Board has continued to pursue the lawsuit against the Regina Qu'Appelle Health Region relating to membership in the Plan and is working diligently to reach a settlement agreement.

In 2010 the Board engaged Mercer (Canada) Ltd. to issue a Request for Information for a provider of adjudication and administrative services for the LTD Plan. The process of evaluating service providers will continue in 2011.

I would like to take this opportunity to thank the members of the Administrative Board for their continued commitment and contribution to this Board. I would also like to thank the staff of the Pensions and Disability Administration Department for their support over the year.



Lorna Glasser
Chairperson, Regina Civic Employees' Long Term Disability Plan

Message from the Director

Trends in disability management are increasingly focused on early diagnosis of type and degree of disability. This involves assessments that identify an appropriate treatment regime, a return to work plan, and includes appropriate workplace accommodations. The focus, in other words, is on early intervention and the provision of support to the individual at the earliest possible point in order to minimize, where possible, the disruption to the individual's life.

The Pensions and Disability Department facilitates this process in several ways. In the initial stages of a disability, while the individual is in the 120 day waiting period, the Rehabilitation Officer, in conjunction with the adjudicators at Great West Life, look for alternatives that will assist in obtaining a diagnosis as soon as can be accomplished. During 2010 seven individuals were provided with financial support to facilitate a diagnosis, in five cases out of province and in two cases within the province but outside of the Regina Qu'Appelle Health Region. The individual's travel costs and accommodations are paid for by the Plan in order to assist them in receiving an early diagnosis. In most cases the need is identified because the specific specialist is either not available inside of our own Region or is so booked that the waiting list extends beyond the 120 days. In both cases without a diagnosis the individual cannot be adjudicated for disability payments but for the support in obtaining diagnostics elsewhere.



The next stage of focus in disability management is to obtain an assessment to identify the degree of disablement, the treatment necessary, and finally, a return to work plan. Again the focus is on understanding the needs of the individual in the early stages in order to plan for minimum disruption of the employees' life, treatments, workplace accommodations and return to work plans. Assessments cover the full range of disabilities.

The majority of assessments that were sponsored by the Plan this year were done in order to clearly identify the individual's abilities or confirm restrictions once an estimated return to work date was determined. These include the following:

1. Functional Capacity Evaluation is an assessment for individuals who have suffered injuries or illnesses that could affect their employment opportunities.
2. Independent Medical Evaluation are examinations performed by a healthcare professional who has no other involvement in the examinee's care, to establish current clinical status and to clarify legally significant case issues.
3. Secondary or Tertiary Programs may be required if an individual's recovery does not proceed as expected. These types of programs provide multiple services by an interdisciplinary team of health care providers.
4. Vestibular Assessments are used to assist individuals with balance or vertigo issues, migraines and/or motion intolerance.
5. Driver's Assessments are offered when an individual is prohibited from performing their job duties because their license has been suspended due to a medical condition.
6. Ergonomic Assessments include workstation evaluations for individuals with musculoskeletal injuries or illnesses to ensure a safe return to work and minimize ongoing issues.

Other programs offered through the Plan are the Cardiac Care Program which assists members who have suffered from heart related illnesses and disabilities. In addition, Fieldhouse passes are offered to those who are deemed permanently restricted from ever returning to work. This promotes healthy living and gives the employee an opportunity to increase their daily living activities.

Partnerships with the employer and with other outside support agencies are another step that will be added in 2011. Several agencies have been identified such as the MS Society, Cancer Society and Sask Abilities Council.

A handwritten signature in cursive script that reads "Janet Folk".

Janet Folk
Director, Pensions & Disability Administration Department

Primary Purpose

The primary purpose of the Regina Civic Employees' Long Term Disability Plan, established January 1, 1992, is to provide long-term disability benefits to the employees who meet eligibility requirements. As a member of the Plan, employees contributed 1.04% of basic earnings, between January 1, 2010 and July 31, 2010, and the employer contributed an equal amount. An amendment was made to the Plan effective August 1, 2010 reducing the contribution rate for employers and plan members to 0.92% of basic earnings. The Plan offers high quality claims administration services and continues to review and implement emerging alternatives in disability management that are of mutual benefit to plan members and the Plan.

Following is a list of employers participating in the Plan:

- City of Regina
- Regina Qu'Appelle Health Region (Regina General Hospital and Public Health Divisions)
- Regina Board of Education (Non-teaching Staff)
- Regina Public Library
- Buffalo Pound Water Administration Board

All benefit payments, administrative expenses, and investment expenses are paid directly out of the Fund.

Benefit Provisions

Disability benefits are payable to a member who suffers any physical or mental condition which, based on medical evidence, is so severe that he/she is prevented from performing the duties of their own occupation during the 120 calendar day qualifying period and the first twelve (12) months immediately following the qualifying period. Thereafter, benefits may continue, if the condition continues to limit the member from engaging in any gainful occupation or employment for remuneration or profit, for which he/she is reasonably well qualified by education, training or experience.

Benefits are payable subject to the provision of medical evidence supporting disability, and the approval of the Plan adjudicator. A member may not receive disability benefits while in receipt of sick leave benefits or ongoing vacation leave payments.

The total disability payment is based on 65% of current salary rate at the date of disability or the date the disability payments become effective, whichever is greater. After having received total disability benefits for a period of twelve (12) months, partial disability payments may be payable if the medical evidence indicates that the member is not totally disabled from employment but a permanent medical impairment does exist.

Disability benefits will be reduced by payments received from the Workers' Compensation Board, the Canada Pension Plan (disability benefit), the Canada Employment and Immigration Commission, the Saskatchewan Government Insurance Personal Injury Protection Plan, and salary or wage loss awarded as the result of action against any third party of the same disability except for benefits received from a member's private disability plan.

Where a person with a disability is considered to be a suitable candidate for rehabilitation, such rehabilitation may be pursued in order to assist the person to become actively employed. Wage top-up benefits may be provided if a member is engaged in rehabilitative employment that does not afford a salary rate of 90% or more of the previous salary. If the member is engaged in rehabilitative employment and again ceases work as a result of disability, the member is not obliged to serve a further one hundred and twenty (120) calendar day waiting period.

If a member qualifies for disability benefits, they will be required to maintain membership in the pension plan by making the necessary contributions during the period of disability. The required pension contributions shall be on the basis of seventy-five percent (75%) of normal contributions. The member may waive these provisions if they are in receipt of partial disability benefits, which are fifty percent (50%), or less than the total disability benefit.

In 2010, one amendment to the Regina Civic Employees' Long Term Disability Plan was approved by City Council & the Pension & Benefits Committee:

1. Bylaw No. 9566 was amended effective August 1, 2010 reducing the contribution rate for employers and plan members from 1.04% to 0.92% of basic earnings.

Plan Administration

The staff of the Pensions and Disability Administration Department is pleased to provide assistance to members regarding their individual benefit entitlements.



*Standing (left to right): Lana Miller, Audrey Abram, Glenda Schlosser, Kristy Howse, Kerry Trofimuk, Ashleigh Runge & Vivian Lund.
Seated (left to right): Brent Magnus, Tracey Halvorson, Colyn Lowenberger & Janet Folk*

Contact Us:

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777-7402

By Email:
pensions@regina.ca

In Person:
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By Mail:
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Regina, SK
S4P 3G8

To access additional information regarding the Plan, please visit our website located at www.regina.ca/page882

PENSION PLAN GOVERNANCE

A Board of twelve members, comprised of six employer representatives and six employee representatives administers the Plan. The employee representatives are elected by the Pension and Benefits Committee, which is a committee comprised of employee members from each union and association with membership in the Plan. The employer representatives are comprised of two representatives appointed by the City Manager, and four others appointed by City Council, one of which must be from the Regina Qu'Appelle Health Region.

The Board is required to meet at least quarterly and quorum is eight members. Under the terms of Schedule A of City Council Bylaw No. 9566, an affirmative vote of at least eight members is required for passing of any motion relating to (a) management of the fund, (b) an amendment to an existing policy, and (c) adoption of a new policy relating to the fund.

The Administrative Board members at December 31, 2010 were:

Lorna Glasser, Chairperson

Ms. Glasser became a member of the Regina Civic Pension Plan Employee Committee in 2003. She was appointed to the Administrative Board in 2006 as an Employee Trustee to assume the seat designated for the Regina Qu'Appelle Health Region. Ms. Glasser worked as a laboratory technologist for RQHR for 29 years. During that time she assumed a variety of leadership roles in her professional association, her union, and her community.

Bob Linner, Vice-Chairperson

Mr. Linner was appointed to the Board in 1987 as an Employer Trustee while holding the position of City Manager for the City of Regina. Mr. Linner retired from the City in May of 2006 but continues in his role as Trustee. Mr. Linner holds a Bachelor of Arts Honors equivalent in Urban Geography and Economics from the University of Saskatchewan and is a frequently invited speaker on urban issues and leadership.

Kirby Benning

Mr. Benning was appointed to the Board in 2007 as an Employee Trustee. He is currently a Firefighter with the Regina Fire Department. Mr. Benning is also the Chairperson of the Pension & Benefits Committee.

Debra Burnett

Ms. Burnett was appointed to the Board in 1998 as an Employer Trustee. She is currently employed as the Deputy Director, Division Services and Secretary-Treasurer of the Regina Public School Board. She has been employed by the School Board for over 26 years.

Don Ehrmantraut

Mr. Ehrmantraut was appointed to the Board in 2007 and is an Employer Trustee. He has been employed for 27 years by the Regina Qu'Appelle Health Region where he held progressively responsible positions in a variety of areas. Mr. Ehrmantraut currently holds the position of Director, Clinical Support Services. He also currently acts as a Board Panel Moderator for CMA Canada (Saskatchewan).

John Gangl

Mr. Gangl was appointed to the Board in 2008 as an Employee Trustee. He currently holds the position of Supervisor of Sewage Collection for the City of Regina and is also the Vice-Chairperson of the Pension & Benefits Committee.

Jo-ann Hincks

Ms. Hincks was appointed to the Board in 2009 as an Employee Trustee. She has been employed with the Regina Public School Board commencing September 3, 1974 and entered the Civic Pension Plan on that date. Ms. Hincks has been a payroll officer with the Public School Board since October 1976 and has also been an Employee Representative on the Pension & Benefits Committee continuously since 1975.

John McCormick

Mr. McCormick was appointed to the Board in 2007 as an Employee Trustee. He retired from his position in the Transit Department in 2009 after working for the City of Regina for 31 years.

Councillor Wade Murray

Councillor Murray was appointed to the Board in 2006 as an Employer Trustee. He has owned several small businesses in Regina and is also a financial representative with Primerica. Councillor Murray serves on the Board of Police Commissioners and is currently sitting for this third term on Regina City Council, representing the residents of Ward 6.

Marguerite Porter

Ms. Porter was appointed to the Board in 2003 as an Employee Trustee. She has been employed with the Regina Public Library for 22 years and is currently serving as Manager of a Branch Library.

Leslie Shaw

Mr. Shaw was appointed to the Board in 2000 as an Employer Trustee. Mr. Shaw previously served on the Board from 1982-1999 while serving as the City Solicitor for the City of Regina.

Brian Smith

Mr. Smith was appointed to the Board in 2009 as an Employer Trustee. Mr. Smith has been employed by the Government of Saskatchewan for the past 24 years and is currently serving in the role of Assistant Deputy Minister, Saskatchewan Finance, in the Public Employee Benefits Agency. Mr. Smith is an Honorary Life Member of the Canadian Pension and Benefits Institute, a Fellow of the Life Management Institute, and currently sits as Chair on a number of Pension & Disability Plan Boards.

Mike Gelsinger (Non-voting employee alternate)

Mr. Gelsinger was appointed to the Board as an Employee Trustee in 1988. Mr. Gelsinger is currently a Captain with the Regina Fire Department.

Marvin Meickel (Non-voting employee alternate)

Mr. Meickel was appointed to the Board in 2009 as an Employee Trustee. Mr. Meickel has worked for the City of Regina for 34 years and currently holds the position of Senior Bylaw Standards Officer.



*Standing (left to right):
Don Ehrmantraut, Marguerite Porter, Debra Burnett, Brian Smith, and Kirby Benning*

*Seated (left to right):
Jo-ann Hincks, Lorna Glasser (Chairperson), Bob Linner (Vice-Chairperson), and Leslie Shaw*

Not Pictured: John Gangl, John McCormick, Councillor Wade Murray, Mike Gelsinger, and Marvin Meickel

The Administrative Board is responsible for the administration of the Plan as outlined in Schedule A of Bylaw No. 9566. Under this Bylaw, the Board members are appointed as the Plan's fiduciaries. This means they are in a position of trust and are obligated to act in the best interests of the Plan members. The members of the Board must not allow personal interests to interfere with the interests of those they serve. Further, they must take the same care, and apply the same diligence and skill that would be expected of a normally prudent person who was looking after the property of someone else. The members must also adhere to the Board's Code of Conflict Policy.

The Board met 13 times during 2010. Following is the Board Meeting attendance for each Member.

TRUSTEE	MEETINGS ATTENDED	TRUSTEE	MEETINGS ATTENDED
Lorna Glasser	13	John McCormick	8
Bob Linner	11	Councillor Wade Murray	8
Kirby Benning	9	Margurite Porter	11
Debra Burnett	9	Leslie Shaw	13
Don Ehrmantraut	9	Brian Smith	8
John Gangl	12	Mike Gelsing	11
Jo-ann Hincks	12	Marvin Meickel	3

ADMINISTRATIVE BOARD RESPONSIBILITIES

1. Compliance With Plan Provisions
The Board must ensure that benefits are paid appropriately to members and the Plan is administered in compliance with the Plan. All claim payments, and all administrative and investment expenses, are paid directly out of the Fund.
2. Pensions and Disability Administration Department
The Pensions and Disability Administration Department reports to the Administrative Board on all aspects of Plan administration. The Board reviews the performance of the department on an ongoing basis and ensures that reports provided to the Board are appropriate and adequate to meet their fiduciary duties.
3. Annual Financial Statements
Management is required to prepare annual financial statements. The Board ensures that an annual audit is conducted. The current auditor for the Plan is Deloitte and Touche LLP and the statements audited by them are included in this report.
4. Plan Funding and Valuations
The Board must ensure the Plan is able to meet the future obligations as they occur and ensure the long-term solvency of the Plan. In order to accomplish this, the Bylaw requires that a valuation of the Plan be completed every three years. The purpose of the valuation is to provide an actuarial estimate of the present value of the Plan's liabilities and assets plus determine whether the assets are adequate to meet the obligations or a contribution increase is required. The Plan's current actuary is Mercer.
5. Custody of Plan Assets
The Board must ensure all monies due to the Fund are kept separate and apart from other funds of the employers. This is accomplished by hiring a fund custodian to ensure the money is kept separate from the employer's funds and is only used for the purposes outlined in Schedule A of Bylaw No. 9566. In addition to holding the Plan's securities, the custodian is required to verify that any transfer requested by those involved with the Plan complies with the Plan's rules and governing legislation. The current custodian is Northern Trust, Institutional and Investor Services.

6. Fund Management

The Administrative Board is responsible for making investments in accordance with the investment requirements of its Statement of Investment Policies and Procedures. The activities the Board performs to fulfill this responsibility include regular reviewing of investment activities, ensuring compliance with the Statement of Investment Policies and Procedures, monitoring investment results and meeting with the Plan's fund managers.

7. Performance Measurement

The Board ensures the various investment managers are managing the fund assets in an appropriate manner and in compliance with the Investment Policy approved by the Board. As part of this duty, the Board hires a Performance Management Service who report quarterly on the performance of the fund, the performance of the individual managers and whether the managers are in compliance with the Statement of Investment Policies and Procedures. Northern Trust provides performance management services.

8. Policy Documents

To support the objectives of the Plan the Board has developed and implemented the following policies. Each policy is reviewed annually and whenever a major change is required.

- Code of Conduct
- Funding Policy
- Statement of Investment Policies & Procedures
- Procedural Rules
- Trustee Education Policy

ADMINISTRATIVE BOARD ACTIVITIES

2010 ACCOMPLISHMENTS

The Civic LTD Administrative Board accomplishments in 2010 include:

1. Pension Governance

The Administrative Board continued to work with the City of Regina Administration to develop a process to move the Board to a more autonomous structure and approved the hiring of a Financial Reporting & Policy Advisor for the Pension and Disability Administration Department.

2. Actuarial Valuation as at December 31, 2009

The Board conducted a valuation as at December 31, 2009 and filed it with the regulatory authorities. The valuation revealed a going concern surplus and recommended a corresponding decrease in contribution rates which were effective August 1, 2010. The next actuarial valuation will be required as at December 31, 2012.

3. Review of Custody and Performance Services

A review of the Plan's current custodian, Northern Trust, was completed in 2010. It was determined that performance measurement continues to meet the expectations of the Administration. With this in mind, and the effort required to initiate a Request for Proposal, no further action was recommended. Northern Trust will be monitored as part of the overall monitoring of investment services and reviewed annually going forward.

4. Adjudication and Administrative Services

In 2010 the Board engaged Mercer (Canada) Ltd. to issue a Request for Information for a provider of adjudication and administrative services for the LTD Plan. The process of evaluating service providers will continue in 2011.

2011 PLANS

Plans for the Civic LTD Pension Administrative Board in 2011 include:

1. Pension Governance

As part of the Board's intention to move to an autonomous structure, the Administration will implement a new accounting and general ledger system and review options for moving payroll services in-house.

A new Code of Conduct policy is also being developed which outlines the principles and guidelines for business conduct and ethical behavior. The Code of Conduct shall apply to:

- The Civic LTD Administrative Board;
- Management & Staff of the Pensions & Disability Administration Department; and
- Service Providers engaged by the Civic LTD Administrative Board.

2. Risk Management

In 2010, the Administration will work to develop a risk management program related to all aspects of Plan management.

3. Adjudication and Administrative Services

The Board, with the help of Mercer (Canada) Ltd., will continue to evaluate adjudication and administrative service providers for the LTD Plan.

4. Communication

The Administration will focus on the creation of a new Pensions & Disability website independent of the City of Regina's website. This will allow more customization to accommodate all of the Plans administered by the department and will provide significantly more Plan information to members than is currently available.

Education & Training

The Administrative Board of the Regina Civic Employees' Long Term Disability Plan recognizes the importance of education to the successful fulfillment of the fiduciary duty to the members of the Plan. To that end, the Board has developed the Trustee Education Policy based on the following principles:

- (a) Board members are required to make policy decisions to facilitate the administration of the Plan.
- (b) Board members have an obligation to participate in Board meetings in a meaningful way.
- (c) A unique body of knowledge is required to carry out the roles and responsibilities of the Board.

The Trustee Education Policy requires that in addition to basic education obtained within the first three years of becoming a Trustee:

- (a) New Trustees must attend a minimum of 20 hours of educational opportunities on an annual basis; and
- (b) Senior Trustees must attend a minimum of 30 hours of educational opportunities on an annual basis.

The following Administrative Board members attended conferences and seminars for educational opportunities that were paid by the Fund:

TRUSTEE	CONFERENCE/SEMINAR	DATE	LOCATION	HOURS
Lorna Glasser	Joint Pension Employer Letter	Jan 11	Regina, SK	3
	SUN/HSAS Update	Jan 14-15	Regina, SK	2
	Pension & Benefits Legal Update	Mar 18	Regina, SK	2
	Alternative Investment Seminar	Jun 16	Regina, SK	2
	CPBI National Forum 2010	Jun 21-23	Halifax, NS	30
	Luncheon with Pamela Wallin	Oct 22	Saskatoon, SK	2
	State Street Vision Forum	Nov 3	Regina, SK	4
	Total Expenses*	\$1,871	Total Hours	45
Bob Linner	Joint Pension Employer Letter	Jan 11	Regina, SK	3
	SUN/HSAS Update	Jan 14-15	Regina, SK	2
	The New Formal-Benefit Trends for 2010	Feb 9	Regina, SK	2
	Older & Wiser? The Future of Pension Policy	Mar 8	Saskatoon, SK	8
	TD Asset Management – Sharing of Knowledge Learning Series Luncheon Seminar	Apr 21	Regina, SK	2
	2010 Hewitt Pension Risk Management Conference	Jun 1	Toronto, ON	3
	State Street Third Annual Fixed Income Forum	Jun 8	Regina, SK	2
	Alternative Investment Seminar	Jun 16	Regina, SK	2
	CPBI National Forum 2010	Jun 22-23	Halifax, NS	12
	Keith Ambachtscheer Luncheon - CPBI	Sep 21	Regina, SK	2.5
	Greystone Education Session	Oct 15	Regina, SK	1.5
	State Street Vision Forum	Nov 3	Regina, SK	4
	Total Expenses*	\$3,112	Total Hours	44

TRUSTEE	CONFERENCE/SEMINAR	DATE	LOCATION	HOURS
Kirby Benning	Joint Pension Employer Letter	Jan 11	Regina, SK	3
	SUN/HSAS Update	Jan 14-15	Regina, SK	2
	Status of Pension Reform	Jan 14	Regina, SK	1.5
	2010 Hewitt Pension Risk Management Conference	Jun 2	Regina, SK	3
	Alternative Investment Seminar	Jun 16	Regina, SK	2
	CPBI Western Regional Conference	Oct 21-23	Banff, AB	20
	Total Expenses*	\$2,767	Total Hours	31.5
Debra Burnett	Joint Pension Employer Letter	Jan 11	Regina, SK	3
	SUN/HSAS Update	Jan 14-15	Regina, SK	2
	Older & Wiser? The Future of Pension Policy	Mar 8	Saskatoon, SK	8
	State Street Third Annual Fixed Income Forum	Jun 8	Regina, SK	2
	Foundation for Trustees	Jul 26-27	Halifax, NS	30
	Keith Ambachtscheer Luncheon - CPBI	Sep 21	Regina, SK	2.5
	Greystone Education Session	Oct 15	Regina, SK	1.5
	43 rd Annual Canadian Employee Benefits Conference	Nov 21-24	San Diego, CA	40
	Total Expenses*	\$6,877	Total Hours	89
Don Ehrmantraut	Joint Pension Employer Letter	Jan 11	Regina, SK	3
	Alternative Investment Seminar	Jun 16	Regina, SK	2
	Greystone Education Session	Oct 15	Regina, SK	1.5
	43 rd Annual Canadian Employee Benefits Conference	Nov 21-24	San Diego, CA	40
	Total Expenses*	\$2,309	Total Hours	46.5
John Gangl	Joint Pension Employer Letter	Jan 11	Regina, SK	3
	SUN/HSAS Update	Jan 14-15	Regina, SK	2
	Status of Pension Reform	Jan 14	Regina, SK	1.5
	Pension & Benefits Legal Update	Mar 18	Regina, SK	2
	Alternative Investment Seminar	Jun 16	Regina, SK	2
	Keith Ambachtscheer Luncheon - CPBI	Sep 21	Regina, SK	2.5
	43 rd Annual Canadian Employee Benefits Conference	Nov 21-24	San Diego, CA	40
	Total Expenses*	\$1,559	Total Hours	53
Jo-ann Hincks	Joint Pension Employer Letter	Jan 11	Regina, SK	3
	SUN/HSAS Update	Jan 14-15	Regina, SK	2
	Older & Wiser? The Future of Pension Policy	Mar 8	Saskatoon, SK	8
	CPBI 2010 Spring Seminar & Annual Meeting	Apr 20-22	Saskatoon, SK	25
	Alternative Investment Seminar	Jun 16	Regina, SK	2
	Foundation for Trustees	Jul 26-27	Halifax, NS	30
	Keith Ambachtscheer Luncheon - CPBI	Sep 21	Regina, SK	2.5
Total Expenses*	\$3,449	Total Hours	72.5	
John McCormick	Joint Pension Employer Letter	Jan 11	Regina, SK	3
	Alternative Investment Seminar	Jun 16	Regina, SK	2
	43 rd Annual Canadian Employee Benefits Conference	Nov 21-24	San Diego, CA	40
	Total Expenses*	\$3,633	Total Hours	45

TRUSTEE	CONFERENCE/SEMINAR	DATE	LOCATION	HOURS
Councillor Wade Murray	Alternative Investment Seminar	Jun 16	Regina, SK	2
	Foundation for Trustees	Jul 26-27	Halifax, NS	30
	Total Expenses*	\$3,015	Total Hours	32
Marguerite Porter	Joint Pension Employer Letter	Jan 11	Regina, SK	3
	SUN/HSAS Update	Jan 14-15	Regina, SK	2
	Greystone Education Session	Oct 15	Regina, SK	1.5
	CPBI Western Regional Conference	Oct 21-23	Banff, AB	20
	Total Expenses*	\$2,761	Total Hours	26.5
Leslie Shaw	Joint Pension Employer Letter	Jan 11	Regina, SK	3
	SUN/HSAS Update	Jan 14-15	Regina, SK	2
	Status of Pension Reform	Jan 14	Regina, SK	1.5
	Older & Wiser? The Future of Pension Policy	Mar 8	Saskatoon, SK	8
	Pension & Benefits Legal Update	Mar 18	Regina, SK	2
	CPBI 2010 Spring Seminar & Annual Meeting	Apr 20-22	Saskatoon, SK	25
	Alternative Investment Seminar	Jun 16	Regina, SK	2
	Keith Ambachtscheer Luncheon - CPBI	Sep 21	Regina, SK	2.5
	CPBI Western Regional Conference	Oct 21-23	Banff, AB	20
	Total Expenses*	\$3,124	Total Hours	66
Brian Smith	Older & Wiser? The Future of Pension Policy	Mar 8	Saskatoon, SK	8
	2010 Pension Conference: Today's Challenges	May 26	Toronto, ON	8
	Keith Ambachtscheer Luncheon - CPBI	Sep 21	Regina, SK	2.5
	CPBI Ontario Regional Conference	Oct 5-6	Niagara on the Lake, ON	12
	Total Expenses*	\$0**	Total Hours	30.5
Mike Gelsinger	Joint Pension Employer Letter	Jan 11	Regina, SK	3
	SUN/HSAS Update	Jan 14-15	Regina, SK	2
	CPBI 2010 Spring Seminar & Annual Meeting	Apr 20-22	Saskatoon, SK	25
	Alternative Investment Seminar	Jun 16	Regina, SK	2
	Keith Ambachtscheer Luncheon - CPBI	Sep 21	Regina, SK	2.5
	Greystone Education Session	Oct 15	Regina, SK	1.5
	43 rd Annual Canadian Employee Benefits Conference	Nov 21-24	San Diego, CA	40
	Total Expenses*	\$4,693	Total Hours	76
Marvin Meickel	Total Expenses*	\$0	Total Hours	0

* In the event a Trustee sits on more than one Administrative Board, training and education expenses are shared with the other plan(s).

** Some Trustees are able to attend training and education events as a result of professional standards, employment requirements or personal interests at no cost to the Plan.

Claims Administration

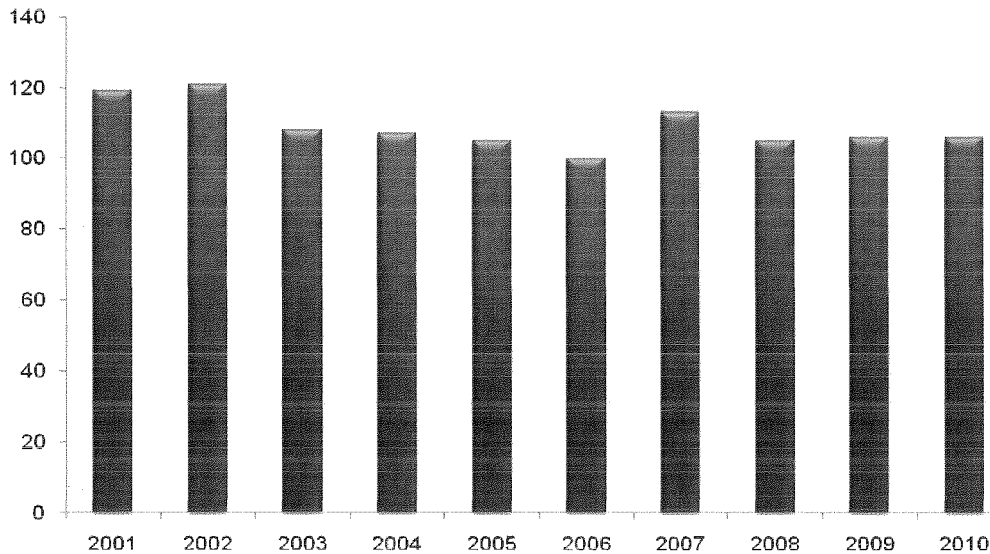
The Administrative Board of the Civic LTD Plan has outsourced its claims administration to Great-West Life Assurance Company.

There continues to be factors that contribute to the claims experience of the Long Term Disability Plan and to the future costs of the Plan. Seeking out the best possible opportunities to mitigate the loss for employees, will in turn reduce the overall cost of the claims to the Plan and lessen the disruption in the employee's ability to continue to participate in a full active work life. For those unable to return to work, the Plan offers opportunities to seek out assessments and/or treatment in order to provide recommendations on additional treatment that may assist the employee in continuing to participate in the activities of daily living as long as possible.

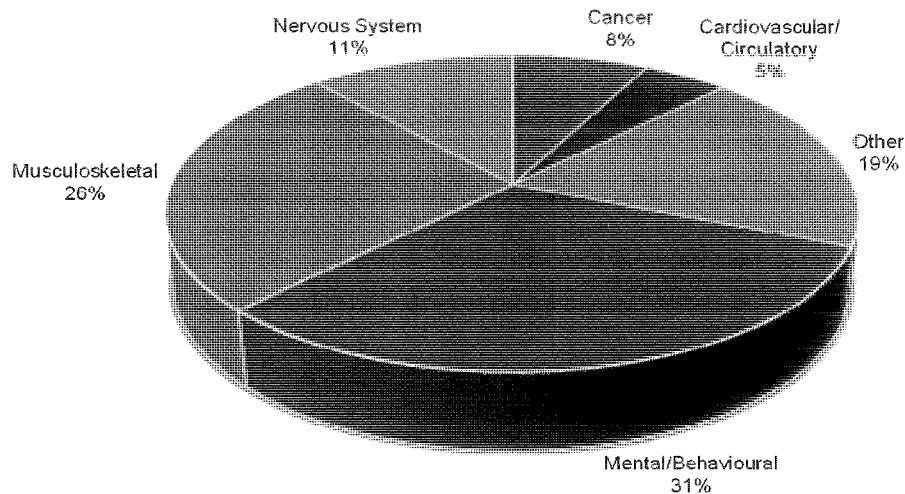
Active Claims

The numbers of claimants in receipt of benefits at year end has remained consistent in the last ten years with the highest being 121 claims in 2002 and the lowest being 100 claims in 2006. As of December 31, 2010 there were 106 employees in receipt of long term disability benefits and five claims in the adjudication process.

Active Claimants at Year-end



Disability Type

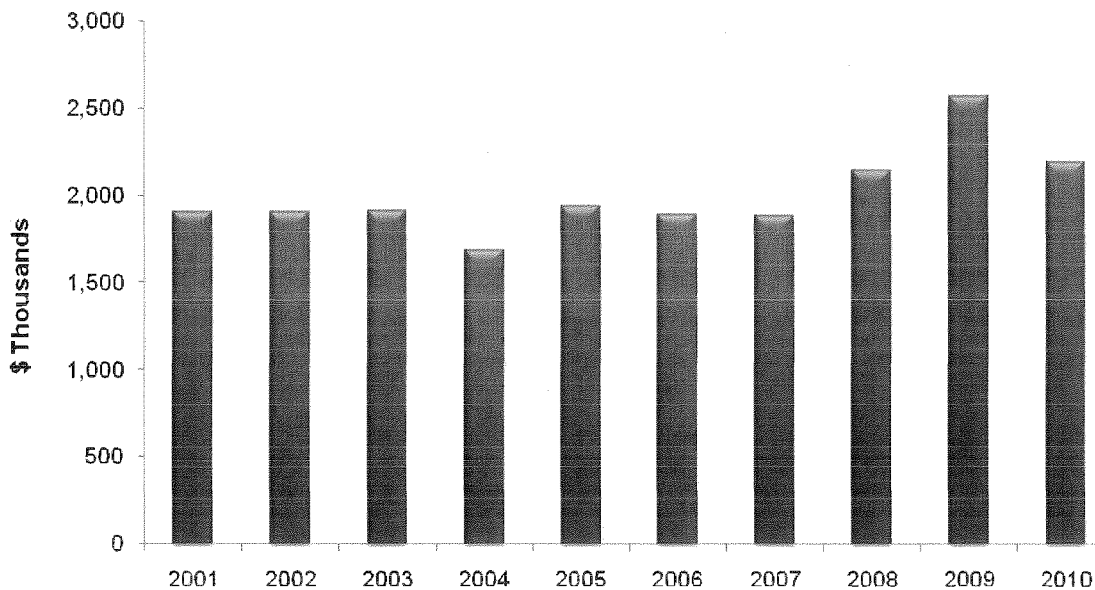


The criteria for the acceptance of stress related claims by WCB continues to be very stringent resulting in an increase in stress related illnesses such as depression and other mood disorders being applied for under the Long Term Disability Plan.

Benefit Payments

A total of \$2.2 million was paid in disability benefits in 2010, a decrease of \$376 thousand from 2009. We experienced an increase in the average monthly disability benefit before offsets to \$2,373.00 from \$1,874.00. This 27% increase in the average benefit can be attributed to a court ordered decision to retroactively provide a partial impairment rating to a previous claimant as well as reconciliation of past cost of living adjustments.

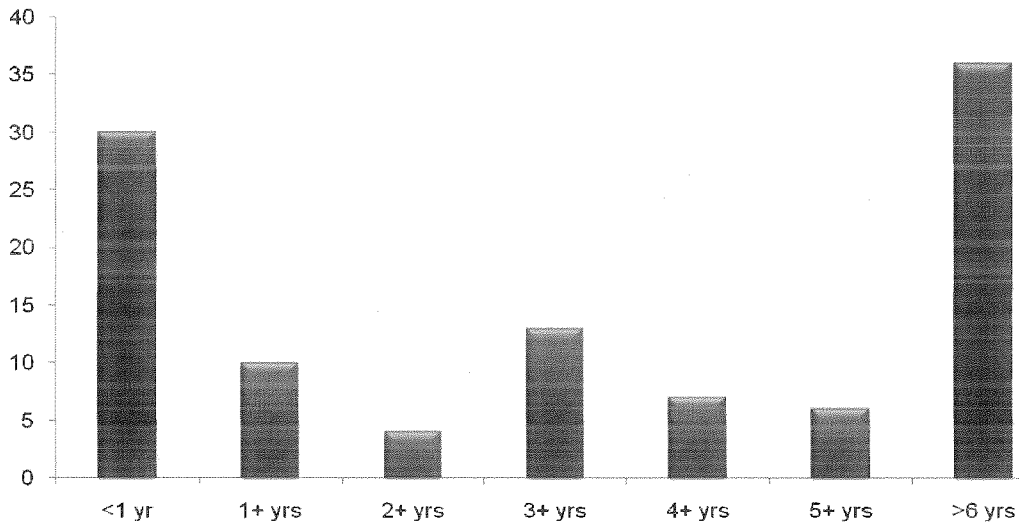
Annual Benefit Payments



Claim Duration

The duration of disablement has stayed relatively consistent at 5.6 years which was similar to 5.3 years from 2009.

Number of Employees by Claim Duration

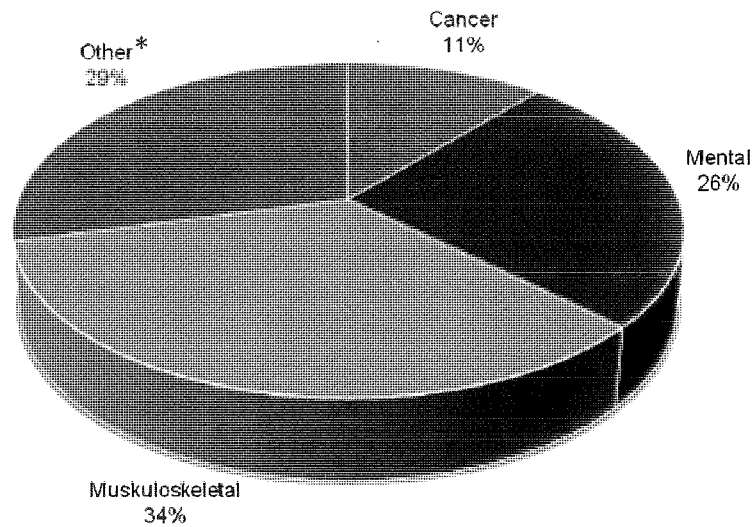


Annual Change in Claims

Active Claims as of December 31, 2009	108
New Claims Approved	62
Claims Transferred in from SAHO	3
Claims Resolved	(62)
Active Claims as of December 31, 2010	111*

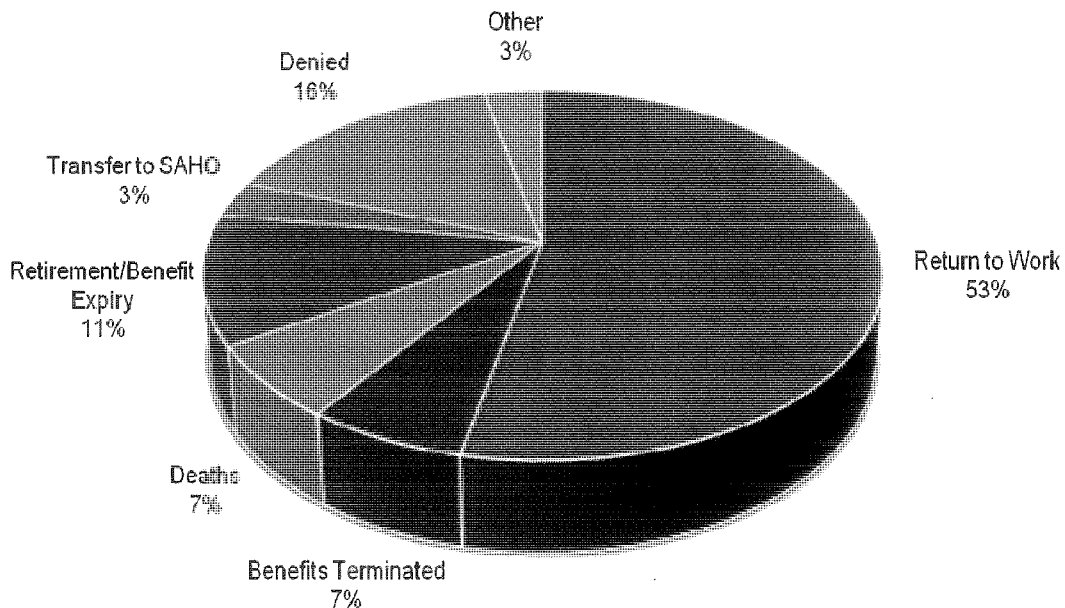
*5 disability claims were in adjudication at December 31, 2010

There were 62 new long term disability claims approved in 2010. The following is a break-down of new claims by disability type:



*Other includes Cardiovascular/Circulatory, Nervous System, Endocrine Systems, Vision Problems, Addictions, and Pregnancy Related Disabilities.

There were 62 long term disability claims resolved in 2010. Following is a break-down of claims resolved:



Early Intervention

Successful outcomes are predicated on early intervention. In some cases the diagnosis of an illness is part of the delay. Early access to diagnostics and surgeries, if required and requested, can shorten the total period of disability the employee may suffer. If an accommodation cannot be identified or duties are not available at the time the employee has recovered enough to participate in a return to work program, the length of the claim will be longer and adjudication of the "any occupation" phase of the disability becomes more difficult, therefore resulting in higher costs to the Plan and the possibility of denial until medical documentation is provided proving total disability.

Claimants are often unable to participate in therapy programs, conditioning or rehabilitation programs prior to their surgery date or until all tests have been completed. As a result they are frequently much less conditioned after surgery and require longer rehabilitation times to recover enough to participate in full duties and shift lengths.

In 2010 the Plan assisted seven employees with expedited appointments for treatment and/or surgery. The Plan also assisted employees with funding of counselling services, prescription reimbursement and assessments, and other treatments that would normally be covered through Employer funded programs. We have seen an increased number of employees exhausting Employer paid benefits and funding.

Return to Work Programs

Workplace disability programs are legislated to provide accommodation for an increasing number and variety of claims. There continues to be an increase in the number of employees requiring permanent accommodation or lengthier rehabilitation programs. It continues to be more difficult to provide accommodation in meaningful productive work for all employees requiring an accommodation, either permanent or temporary. The Employers continue to look for innovative ways to provide assistance to their employees, such as cross jurisdictional placement, split shifts and work from home programs. In 2010, 37 employees participated in some type of return to work program.

Financial Highlights

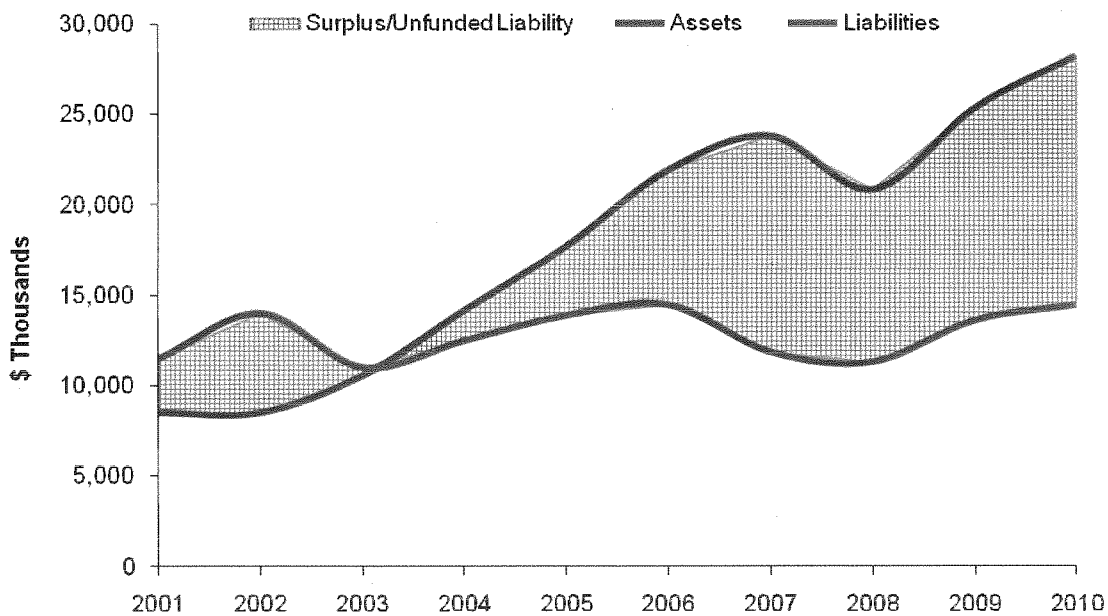
Year End Financial Position

Net assets available for benefits were \$28,204,000. Net assets consists of cash in the amount of \$885,000, investments at fair value of \$27,782,000 and accrued income, accounts receivable, and prepaid expenses of \$228,000, less accounts payable of \$691,000.

Accrued Pension Benefits were \$14,444,000 at December 31, 2010.

The surplus of the Plan, as of December 31, 2010, was \$13,760,000.

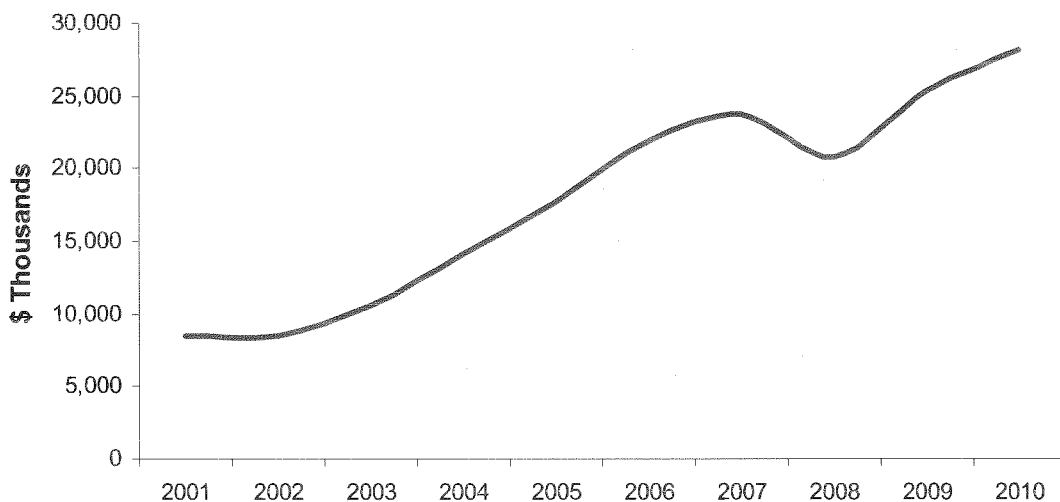
Assets & Liabilities 1991 - 2010



Growth of the Plan

Over the past ten years, the assets of the Civic LTD Plan have grown significantly as shown below:

LTD Asset Growth



There are four main factors that affect the size of the asset base of the fund. These factors are the investment income earned over the year, the contributions made to the fund by the employers and employees, the benefit payments for long term disability claims by employees, and administrative expenses. Benefit payments and expenses are comprised of the cost of claims paid on behalf of the Plan, the administration costs that are charged by Great West Life for their adjudication services, and administration costs incurred by the Administrative Board as well as the Pensions and Disability Administration Department.

Investment income, revenue from contributions, and benefit payments & administrative expenses over the last ten years are shown below.

FOR THE YEAR ENDING	INVESTMENT INCOME / (LOSS) (\$ THOUSANDS)	REVENUE FROM CONTRIBUTIONS (\$ THOUSANDS)	BENEFIT PAYMENTS & EXPENSES (\$ THOUSANDS)
2010	1,652	3,958	-2,736
2009	3,493	4,078	-3,072
2008	-4,021	3,778	-2,714
2007	2,894	3,498	-2,354
2006	1,980	3,532	-2,215
2005	1,311	3,788	-2,230
2004	1,311	4,258	-1,957
2003	-353	2,886	-2,150
2002	-38	2,510	-2,162
2001	775	2,422	-2,098

Investment of the Fund

The Civic LTD Administrative Board oversees the investments of the Civic Long Term Disability Plan in accordance with the Statement of Investment Policies and Procedures. The Statement of Investment Policies and Procedures addresses such issues as investment objectives, risk tolerance, asset allocation, permissible asset classes, investment diversification, liquidity requirements, expected rates of return and other issues relevant to the investment process, thereby establishing a framework within which all the investment managers must operate. The primary objectives of the investment policy are to:

- meet the disability obligations as they occur and to ensure the long-term solvency of the Plan;
- achieve a real rate of return in excess of 3.8% over a rolling four-year period; and
- earn the stated performance objective for each asset class over a rolling four-year period.

The investment policy is reviewed annually and updated when necessary to ensure that it continues to meet legal standards and the investment requirements of the membership.

The Regina Civic Employees' Long Term Disability Plan measures investment performance against two primary criteria:

1. A custom benchmark consisting of the indices that best represent each asset class:

ASSET CLASS	TOTAL FUND BENCHMARK
Canadian Equities	S&P/TSX 300 Index
Global Equities	MSCI World Index ex Canada
Canadian Short Term Bonds	DEX Short Term Bond Index
Canadian Universe Bonds	DEX Universe Bond Index
Real Return Bonds	DEX Real Return Bond index
Commercial Mortgages	DEX 5 Year Conv. Res. Mortgage Index

The benchmarks for equity and fixed income were selected because all are publicly-traded and readily investible indices.

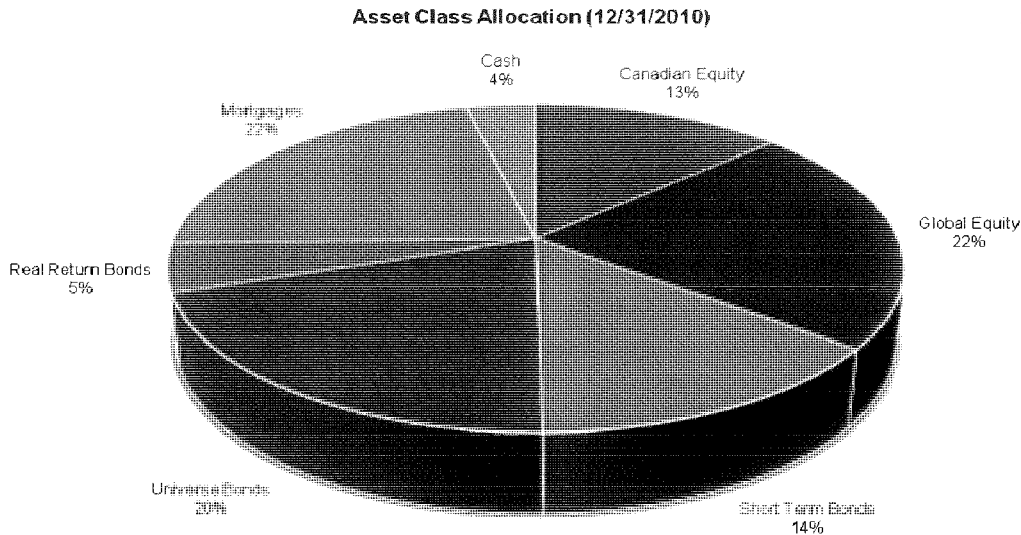
2. Inflation adjusted return of greater than 3.8% (greater than the Consumer Price Index (CPI) by 3.8%).

The Plan does not manage currency within the portfolios, preferring to take a longer term approach that currencies will fluctuate in the short term, but will achieve some equilibrium over the longer term.

Asset Mix

Total invested assets of the Civic LTD Plan at December 31, 2010 were \$28.7 million.

The Plan's assets are invested across several asset classes and with multiple investment managers to reduce the overall risk to the Plan. By spreading the investments out among different types of assets, different geographical areas and different investment styles the overall risk to the Plan is reduced and the returns of the Plan become less volatile.



The assets of the Civic LTD Plan are separated into two portfolios – the Return Seeking Portfolio and the Liability Matching Portfolio. Assets held in the return seeking portfolio are intended to earn a market return as outlined in the Statement of Investment Policies and Procedures. Assets held in the Liability Matching Portfolio are meant to fluctuate in correlation with the value of the liabilities of the Plan.

The table below provides the current asset allocation policy of the Civic LTD Plan:

ASSET CLASS	TOTAL FUND BENCHMARK	ACTUAL % ALLOCATION	MIN %	TARGET % ALLOCATION	MAX %
Return Seeking Portfolio:					
Equity Pool:					
Canadian Equities	S&P/TSX 300 Index	26.25	15	20	25
Global Equities	MSCI World Index ex Canada	45.38	35	40	45
Total Equity Pool:		71.63		60	
Fixed Income Pool:					
Universe Bonds	DEX Universe Bond Index	28.37	25	40	40
Total Fixed Income Pool:		28.37		40	
Total Return Seeking Portfolio:		100.00		100	

ASSET CLASS	TOTAL FUND BENCHMARK	ACTUAL % ALLOCATION	MIN %	TARGET % ALLOCATION	MAX %
Return Seeking Portfolio:					
Fixed Income Pool:					
Real Return Bonds	DEX Real Return Bond Index	9.36	8	12	16
Short Term Bonds	DEX Short Term Bond Index	39.82	38	43	48
	DEX 5 Year Conv. Res.				
Commercial Mortgages	Mortgage Index	43.65	40	45	50
Total Fixed Income Pool:		92.83		100	
Cash:	n/a	7.17	n/a	n/a	n/a
Total Return Seeking Portfolio:		100.00		100	

*Effective December 11, 2009 the Statement of Investment Policies and Procedures indicates a 10% allocation in Real Return Bonds under the Return Seeking Portfolio. Since there is no excess market return to be generated from Real Return Bonds, this 10% was re-allocated to Universe Bonds. The entire Real Return Bond portfolio is now reflected in the Liability Matching Portfolio.

As the performance of individual managers and markets move the assets in the fund away from the normal strategic positions, the assets are rebalanced to bring the fund back within the parameters of the current strategic asset allocation policy set by the Administrative Board. Such rebalancing is achieved through directed cash flow or by actively transferring funds among managers when specified trigger points are reached. The actual management and asset allocation structure of the Civic LTD Plan as at December 31, 2010 is shown below:

ASSET CLASS	MANAGER	START DATE	AMOUNT (000's)	% OF HOLDINGS
Return Seeking Portfolio:				
Equity Pool:				
Canadian Equities	Greystone Managed Investments	2002	3,767	13.06
Global Equities	Franklin Templeton Investments Corp.	1998	6,511	22.57
Total Equity Pool:			10,278	35.63
Fixed Income Pool:				
Universe Bonds	TD Asset Management	2004	4,071	14.12
Total Fixed Income Pool:			4,071	14.12
Total Return Seeking Portfolio			14,349	49.75
Liability Matching Portfolio:				
Fixed Income Pool:				
Real Return Bonds	Internal	n/a	1,336	4.71
Short Term Bonds	TD Asset Management	2010	5,770	20.01
Commercial Mortgages	Addenda Capital	2010	6,327	21.93
Total Fixed Income Pool:			13,433	46.65
Cash:	n/a	n/a	885	3.60
Total Liability Matching Portfolio:			14,318	50.25
Total Fund:			28,667	100.00

2010 Investment Overview

2010 proved to be another good year for investors, as most markets continued the recovery begun in 2009; however the recovery was anything but smooth. The first half of the year saw equity markets start strong, slip, recover and slide back as the sovereign debt crisis in Europe unfolded. At the end of June the S&P/TSX was down 2.6%, the S&P 500 was down 5.4% (CAD) and the Morgan Stanley World Index (ex Canada) was down 8.6% (CAD). By year end, those same indices were up 17.6%, 9.1% and 6.0% respectively. At the same time, Canadian fixed income markets continued to climb through most of the year.

In comparison to 2009, the Canadian dollar was much more stable in 2010. Against the U.S. dollar, the Canadian dollar traded between \$0.93 and \$1.00, finishing the year at parity. The dollar's performance against other major currencies was somewhat mixed. Against the euro and the British pound the dollar finished the year up 7.8% and 12.3% respectively. Versus the Yen and Swiss franc, the dollar was down 8.6% and 5.3%. The movement of the Canadian dollar tended to detract value as holdings in currencies that the dollar performed well against tended to be larger than those that the dollar did not.

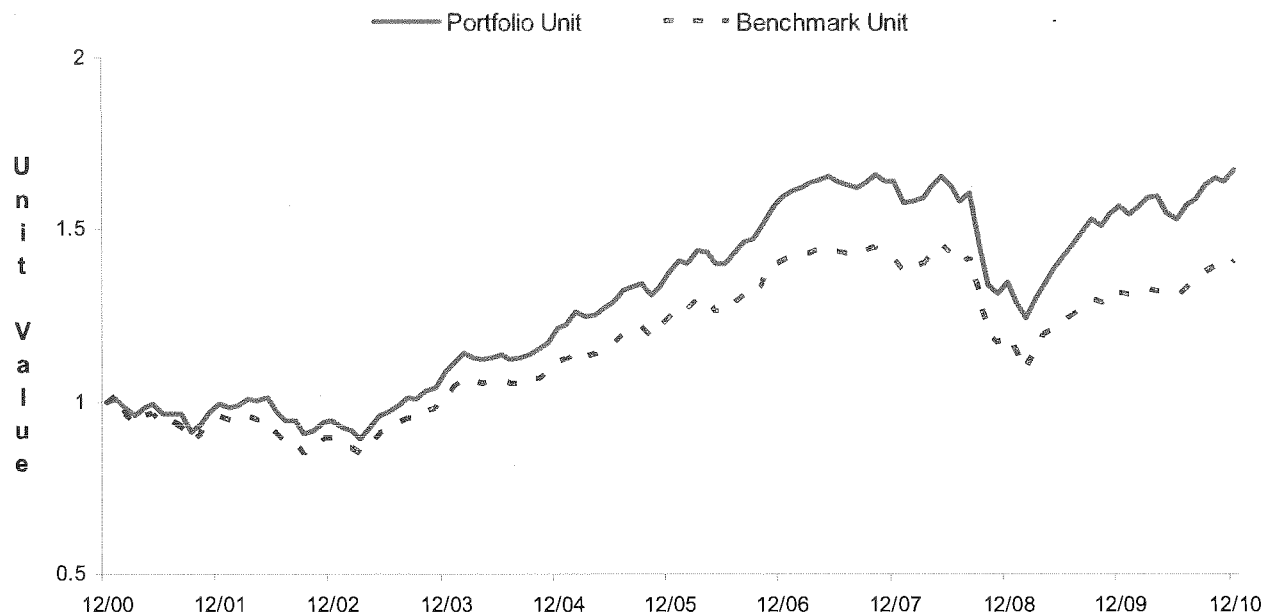
In general, global economies experienced modest growth in 2010 led by the strength of emerging economies. Continued government intervention, particularly from the U.S., has resulted in economies across the globe picking up. As 2010 progressed, differing approaches to dealing with the accumulated deficits that had developed began to emerge. The U.S. continued its loose monetary policy and government tax spending in order to spur growth going forward. Others, such as the countries at the centre of the euro debt crisis and the UK, introduced so called austerity measures in an attempt to reign in spending, preferring to risk stalling their economies now rather than facing insurmountable deficits in the future. China faced a completely different problem in 2010, how to manage the pace of internal growth.

Investment Results

On a total fund basis the Regina Civic Employees' Long Term Disability Plan trailed the investment return of the custom benchmark by -0.68% with a return of 6.74%. Adjusted to inflation, the Plan's investment return for 2010 was 4.39% beating the policy target by 0.59%.

Although the time horizon of a long term disability plan is shorter than a pension plan, it is not so short that the focus can be on any one year period. Over the last five years the investment return has averaged 3.99%, exceeding the benchmark by 1.55% and CPI by 2.21%, falling short of the long term inflation adjusted target by -1.59%.

INVESTMENT RETURNS	ANNUALIZED RATE OF RETURN (%)				
	1 YR	2 YR	3 YR	4 YR	5 YR
Total Fund	6.74	11.29	0.61	1.25	3.99
Total Fund Benchmark	7.42	8.94	-0.19	0.08	2.44
Excess Return (%)	-0.68	2.35	0.80	1.17	1.55
Average CPI	2.35	1.84	1.61	1.80	1.78
Inflation Adjusted Return	4.39	9.45	-1.00	-0.55	2.21
Excess Return (> CPI+ 3.8%)	0.59	5.65	-4.80	-4.35	-1.59

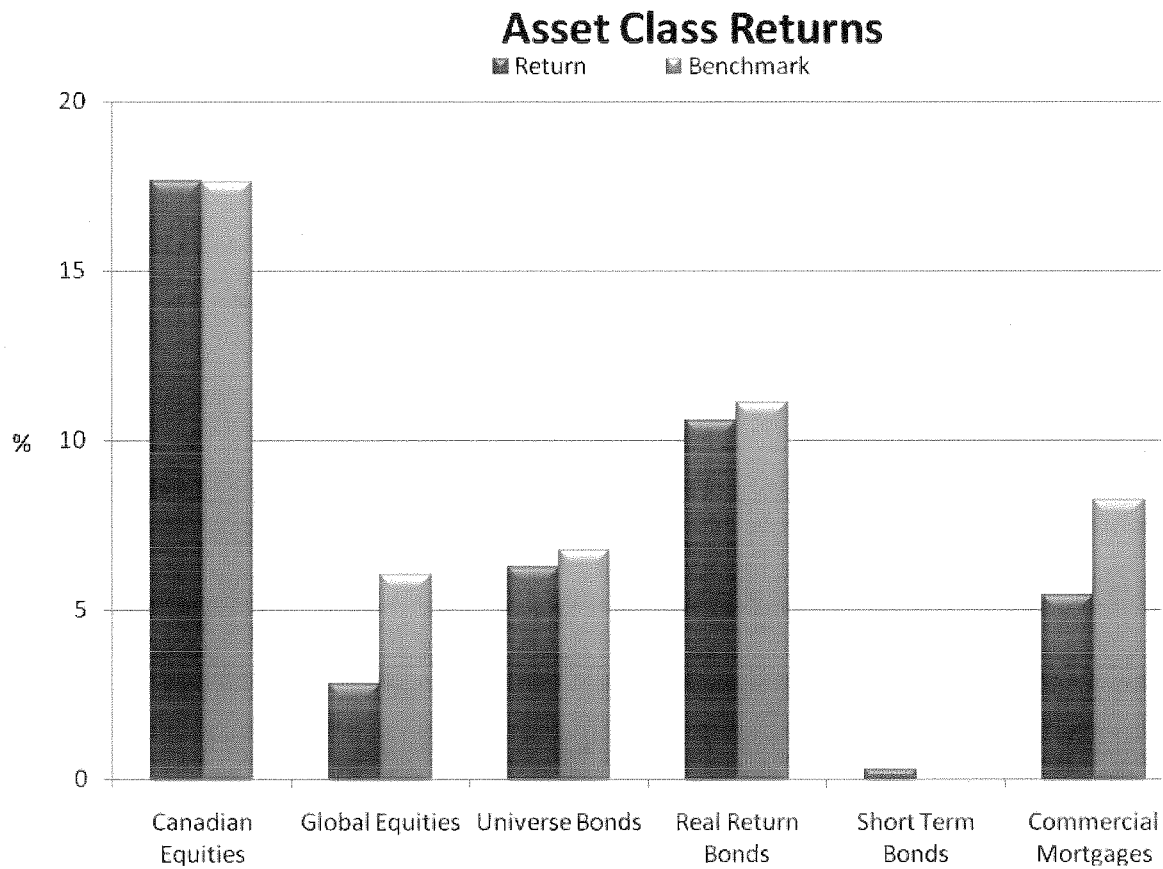


The following table shows the gross rate of return achieved by the various asset classes over the one through five year periods ended December 31, 2010. The applicable benchmark performance for each asset class is also noted.

ASSET CLASS	ANNUALIZED RATE OF RETURN (%)				
	1 YR	2 YR	3 YR	4 YR	5 YR
Equity Pool:					
Canadian Equities	17.65	22.63	-1.30	2.09	5.75
Benchmark: S&P/TSX 300 Index	17.61	26.03	2.09	3.98	6.51
Global Equities	2.80	9.10	-5.60	-5.79	0.15
Benchmark: MSCI World Index ex Canada	6.04	8.08	-4.36	-5.21	-0.59
Total Equity Pool:	9.60	15.58	-3.46	-1.87	2.98
Fixed Income Pool:					
Universe Bonds	6.25	5.79	5.83	5.27	5.03
Benchmark: DEX Universe Bond Index	6.74	6.08	6.19	5.56	5.25
Real Return Bonds	10.57	11.78	7.95	6.29	4.07
Benchmark: DEX Real Return Bond Index	11.09	12.78	8.50	6.73	4.73
Short Term Bonds	0.29	n/a	n/a	n/a	n/a
Benchmark: DEX Short Term Bond Index	n/a	n/a	n/a	n/a	n/a

ASSET CLASS	ANNUALIZED RATE OF RETURN (%)				
	1 YR	2 YR	3 YR	4 YR	5 YR
Fixed Income Pool:					
Commercial Mortgages	5.44	n/a	n/a	n/a	n/a
Benchmark: DEX 5 Year Conv. Res. Mortgage Index	8.23	n/a	n/a	n/a	n/a
Total Fixed Income Pool:	6.70	6.51	6.14	5.43	4.94
Cash:	0.54	0.27	0.72	1.27	1.09
Total Fund:	6.74	11.29	0.61	1.25	3.99

* Returns for Short Term Bonds & Mortgages are inception to date. Plan only began investing in both partway through 2010.

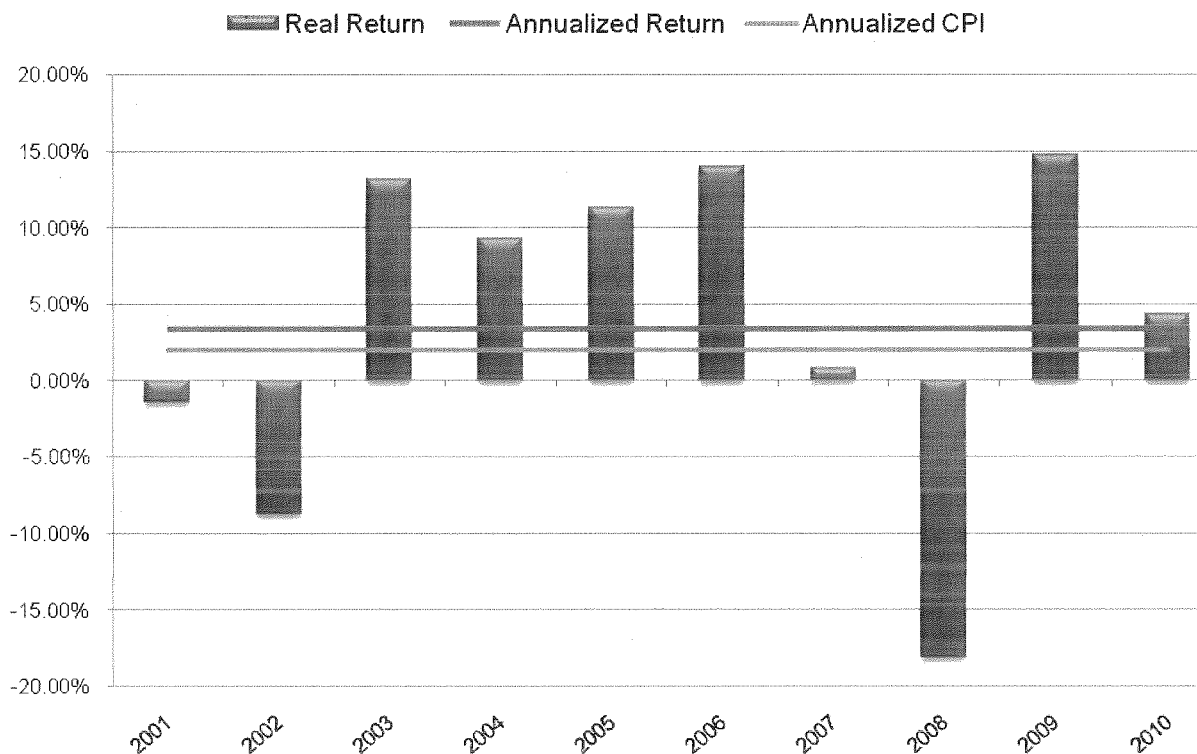


Historical Total Return

While investment performance is measured and reviewed quarterly, it is important to maintain a longer-term perspective due to the nature of the liabilities of the Plan. This applies when reviewing the 2010 performance in relation to a longer investment horizon and considering the effects of inflation over time. The annual investment return of the Civic LTD Plan for the last ten years are as follows:

ANNUAL RATE OF RETURN			
YEAR	NOMINAL		
	RETURN	CPI	REAL RETURN
2010	6.74%	2.35%	4.39%
2009	16.03%	1.30%	14.73%
2008	-16.90%	1.20%	-18.10%
2007	3.20%	2.40%	0.80%
2006	15.70%	1.70%	14.00%
2005	13.40%	2.10%	11.30%
2004	11.40%	2.10%	9.30%
2003	15.30%	2.10%	13.20%
2002	-4.90%	3.80%	-8.70%
2001	-0.70%	0.70%	-1.40%

- (1) Nominal Return is the actual rate of return earned in the year.
- (2) The CPI (Consumer Price Index) is published monthly by Statistics Canada. The rate of change provides a measure of inflation.
- (3) Real Return is the return earned after accounting for the effect of inflation.
- (4) Annualized Return is the return earned after the effect of inflation is removed, over a specific time period.



Plan Expenses

	2010 (\$ thousands)
Actuarial Services	
Mercer (Canada) Ltd.	114
Audit Services	
Deloitte & Touche LLP	10
Custodial and Performance Management Fees	
Northern Trust Corporation	32
Investment Manager Fees	
Addenda Capital Inc.	19
Greystone Managed Investments	15
TD Asset Management	2
Franklin Templeton Investments Corp.	56
	92
Legal Services	
McDougall Gauley	16
Other Administrative Expenses	
Pensions & Disability - Salaries & Benefits	130
Great West Life	102
Other Administrative Expenses	50
	282
Total	546

Independent Auditor's Report

To the Administrative Board of the Regina Civic Employees' Long Term Disability Plan:

We have audited the accompanying financial statements of the Regina Civic Employees' Long Term Disability Plan, which comprise the statement of financial position as at December 31, 2010, and the statements of changes in net assets available for benefits and changes in accrued disability benefits for the year then ended, and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Canadian generally accepted accounting principles, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion

Opinion

In our opinion, the financial statements present fairly, in all material respects, the financial position of the Regina Civic Employees' Long Term Disability Plan as at December 31, 2010, and the changes in net assets available for benefits and changes in accrued disability benefits for the year then ended in accordance with Canadian generally accepted accounting principles.

Deloitte & Touche LLP

Chartered Accountants

May 11, 2011
Regina, Saskatchewan

STATEMENT OF FINANCIAL POSITION
(dollars in thousands)

As at December 31, 2010

	2010	2009
ASSETS		
Investments – Note 4	28,667	25,714
Accrued Income Receivable	3	3
Accounts Receivable	50	188
Prepaid Expenses	175	174
	28,895	26,079
LIABILITIES		
Accounts Payable	691	749
Net Assets Available for Benefits	28,204	25,330
ACCRUED DISABILITY BENEFITS AND DEFICIT		
Accrued Disability Benefits – Note 6	14,444	13,595
Surplus	13,760	11,735
Accrued Disability Benefits and Deficit	28,204	25,330

See accompanying notes

APPROVED BY:



Board Member



Board Member

STATEMENT OF CHANGES IN NET ASSETS AVAILABLE FOR BENEFITS

(dollars in thousands)

For the year ended December 31, 2010

	2010	2009
INCREASE IN NET ASSETS		
Investment Income – Note 7	1,652	3,493
Contributions		
Employee Contributions	1,979	2,039
Employer Contributions	1,979	2,039
	5,610	7,571
DECREASE IN NET ASSETS		
Disability Payments	2,190	2,565
Administration Expenses – Note 10	546	507
	2,736	3,072
Net Increase for the Year	2,874	4,499
Net Assets Available for Benefits, Beginning of Year	25,330	20,831
Net Assets Available for Benefits, End of Year	28,204	25,330

See accompanying notes

STATEMENT OF CHANGES IN ACCRUED DISABILITY BENEFITS

(dollars in thousands)

For the year ended December 31, 2010

	2010	2009
INCREASE IN ACCRUED DISABILITY BENEFITS		
Accrual of Disability Benefits	4,421	3,262
Interest Accrued on Benefits	503	568
Change in Assumptions – Note 6	1,026	1,280
	5,950	5,110
DECREASE IN ACCRUED DISABILITY BENEFITS		
Benefit Payments	2,157	2,565
Experience Gain in Year	2,944	251
	5,101	2,816
Net Increase for the Year	849	2,294
Accrued Disability Benefits, Beginning of Year	13,595	11,301
Accrued Disability Benefits, End of Year	14,444	13,595

See accompanying notes

NOTES TO THE FINANCIAL STATEMENTS

(dollars in thousands)

For the Year Ended December 31, 2010

1. Description of Plan

The Regina Civic Employees' Long Term Disability Plan (the "Plan") is a multi-employer disability plan covering eligible employees of the City of Regina and the following participating Boards: Regina Qu'Appelle Health Region, Regina Public Library Board, non-teaching staff of the Board of Education of the Regina School Division No. 4 of Saskatchewan, and the Buffalo Pound Water Administration Board. The following description is a summary only. For more complete information, reference should be made to the Plan text.

(a) Contributions

Members' contributions are 1.04% of salary. The employer matches the members' contributions to the Plan.

(b) Benefits

Disability benefits are based on 65% of the member's salary. Benefits will be paid either throughout the duration of the disability, until the member elects voluntary early retirement, reaches age 65 or upon death, whichever occurs first.

(c) Income Taxes

The Plan is a self insured disability income plan and as such is not subject to income taxes under The Income Tax Act. Disability benefits paid from the Plan are subject to deductions that are withheld and remitted to the Canada Revenue Agency.

2. Summary of Significant Accounting Policies

The financial statements have been prepared in accordance with Canadian generally accepted accounting principles. The following policies are considered to be significant:

(a) Basis of Presentation of Financial Statements

These financial statements are prepared on the going concern basis and present the aggregate financial position of the Plan as a separate financial reporting entity independent of the sponsor and Plan members. They are prepared to assist Plan members and others in reviewing the activities of the Plan for the fiscal period, but they do not portray the funding requirements of the Plan or the benefit security of individual Plan members.

Employers of members are responsible for the accuracy and completeness of members' contributions remitted and of employee payroll information on which benefit payments are determined. Accordingly, these financial statements presume the accuracy and completeness of the members' contributions and payroll information received from employers of the members.

NOTES TO THE FINANCIAL STATEMENTS

(dollars in thousands)

For the Year Ended December 31, 2010

2. Summary of Significant Accounting Policies (continued)

(b) Investments

Investments in equities are recorded at fair value which is determined using year-end market prices obtained from recognized security dealers. Investments in bonds are recorded at fair value which is determined using mid market prices from a recognized security dealer. Transactions in bonds and equities are recorded as of the trade date.

Pooled funds are recorded at fair value based on the net asset value per unit determined by the investment manager with reference to the underlying investments' year-end market prices. Short-term investments are recorded at cost, which together with accrued interest income, approximates fair value.

Investments denominated in foreign currency are translated at the exchange rate in effect at year-end. Investment transactions and realized gains and/or losses are translated at the exchange rate in effect at the transaction date. Unrealized gains and losses resulting from exchange differences are included in the determination of the change in fair value of investments.

Commissions and other transaction costs are recognized in the statement of changes in net assets available for benefits in the period incurred.

(c) Investment Income

Interest income is recorded on the accrual basis. Dividend income from equity securities is recognized as entitlement arises. Realized gains and losses from the sale of investments are calculated using a weighted average cost basis and are reflected in earnings as incurred. Included in investment income is the change in unrealized fair value of investments held at year end.

(d) Foreign Exchange

Foreign investment purchases, sales and income are recorded in Canadian dollars at exchange rates in effect at the transaction date. Foreign denominated investments and accrued income are translated at year end exchange rates. The unrealized gains and losses arising from the transaction are included in the statement of changes in net assets available for benefits as part of the change in unrealized fair value of investments.

(e) Contributions

Contributions are accounted for on the accrual basis.

(f) Use of Estimates

The preparation of financial statements in conformity with Canadian generally accepted accounting principles requires management to make estimates and use assumptions that affect the reported amounts of asset and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the year. Actual results could differ from those estimates. Significant estimates subject to estimates and assumptions include the valuation of investments and the determination of the accrued disability benefits.

NOTES TO THE FINANCIAL STATEMENTS

(dollars in thousands)

For the Year Ended December 31, 2010

3. Fair Values of Financial Instruments

The following table summarizes the inputs used as of December 31, 2010 in valuing the Plan's investments and cash carried at fair values.

Asset Class	2010			Total
	Quoted Prices in Active Markets (Level 1)	Significant Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)	
Equities	-	10,278	-	10,278
Fixed Income	-	11,734	-	11,734
Short Term Investments	-	5,770	-	5,770
Cash	885	-	-	885
Total Investments	885	27,782	-	28,667

Asset Class	2009			Total
	Quoted Prices in Active Markets (Level 1)	Significant Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)	
Equities	-	15,447	-	15,446
Fixed Income	-	10,057	-	10,058
Short Term Investments	-	-	-	-
Cash	-	210	-	210
Total Investments	-	25,714	-	25,714

- (a) Short-term deposits are recorded at cost, which together with accrued interest income, approximates fair value.
- (b) Bonds and debentures, real return bonds and public equities are valued at year-end quoted market prices, where available.
- (c) For public equities the quoted market prices are based on exchange prices while bonds and real return bonds are based on quotes from industry standard sources.

Fair value measurements of investment assets are based on inputs from one or more levels of a fair value hierarchy as follows:

- Level 1: Fair value is based on unadjusted quoted prices in active markets for identical assets or liabilities traded in active markets. Level 1 primarily includes publicly listed equity investments.
- Level 2: Fair value is based upon valuation methods that make use of inputs, other than quoted prices within Level 1, that are observable by market participants either directly through quoted prices for similar but not identical assets or indirectly through observable market information used in valuation models. Level 2 primarily includes debt securities not traded on a public market and public equities not traded in an active market.

NOTES TO THE FINANCIAL STATEMENTS

(dollars in thousands)

For the Year Ended December 31, 2010

3. Fair Value of Financial Instruments (continued)

Level 3: Fair value is based upon valuation methods where inputs that are based on non-observable market data have a significant impact on the valuation.

For the Plan's financial assets and liabilities other than its investments and accrued disability benefits liability, the carrying value approximates fair value given the short-term nature of these items. The accrued disability benefits obligation is long-term in nature and there is no market for settling these disability benefits obligations.

4. Investments

The investment objectives of the Plan are to ensure the Plan has sufficient assets to optimize the risk/return relationship of the Plan and to generate sufficient cash flows to meet disability benefits payments. Due to the medium term nature of the Plan's liabilities and the sizable surplus in the Plan, the Plan's assets are segregated into two portfolios: one that seeks to match the movements of the liabilities; and one that seeks to generate returns. The combined portfolios are allocated as per the following table:

Asset Class	2010		2009	
	Fair Value	Cost	Fair Value	Cost
Fixed Income	17,504	11,205	10,058	9,829
Canadian Equities	3,767	2,990	7,968	7,267
Global Equities	6,511	7,313	7,478	8,423
Cash	885	885	210	210
Total Investments	28,667	28,165	25,714	25,729

Investment concentration in any one investee or related group of investees is limited to no more than 10% of the total book value of the Plan's assets or no more than 30% of the votes that may be cast to elect the directors of the investee.

NOTES TO THE FINANCIAL STATEMENTS

(dollars in thousands)

For the Year Ended December 31, 2010

4. Investments (continued)

Liability Portfolio		2010		
		Min Weight (%)	Benchmark Weight (%)	Max Weight (%)
Asset Class				
Fixed Income	Short Term Bonds	38.0	43.0	48.0
	Real Return Bonds	8.0	12.0	16.0
	Commercial Mortgages	40.0	45.0	50.0
Total Portfolio		100.0		

Return Seeking Portfolio		2010		
		Min Weight (%)	Benchmark Weight (%)	Max Weight (%)
Asset Class				
Equities	Canadian Equities	15.0	20.0	25.0
	Global Equities	35.0	40.0	45.0
Fixed Income	Universe Bonds	25.0	30.0	40.0
	Real Return Bonds	-	10.0	15.0
Cash		-	-	10.0
Total Portfolio		100.0		

In general and subject to the restrictions noted below, the Plan may invest in any of the following asset classes and investment instruments. The Plan's assets may be invested through in-house investment activities or through external investment managers including without limitation, mutual funds, pooled funds, segregated funds, unit trusts, limited partnerships, and similar vehicles.

Cash and Short Term Investments

The Plan may invest in cash and short term investments which consist of cash on hand, Canadian and US money market securities, such as treasury bills issued by the federal and provincial governments and their agencies, obligations of trust companies and Canadian and foreign banks chartered to operate in Canada, including bankers' acceptances, commercial paper, term deposits and contracts with life insurance companies.

Equities

Asset Class	2010			2009		
	Target (%)	Actual (\$)	Actual (%)	Target (%)	Actual (\$)	Actual (%)
Canadian Equities	33.3	3,767	36.7	50.0	7,968	51.6
Global Equities	66.7	6,511	63.3	50.0	7,478	48.4
Total	100.0	10,278	100.0	100.0	15,446	100.0

NOTES TO THE FINANCIAL STATEMENTS

(dollars in thousands)

For the Year Ended December 31, 2010

4. Investments (continued)

The Plan may invest in any of the following: common and convertible preferred stock listed on a recognized exchange, securities convertible or exchangeable into common or convertible preferred stock, rights, warrants and special warrants for common or convertible preferred stock, instalment receipts, private placements equities, American and global depository receipts, publicly traded investment trusts and or index replicating vehicles.

The Plan holds equity investments in Canada, the United States and international markets through a combination of segregated accounts and pooled funds. Equities are valued at year-end quoted market prices. Pooled funds are valued using the year-end net asset value provided by the investment manager.

Fixed Income

Bond Type	2010			2009		
	Fair Value (\$)	Portfolio Weight (%)	Weighted Average Term to Maturity	Fair Value (\$)	Portfolio Weight (%)	Weighted Average Term to Maturity
Federal	3,334	19.0	8.5	3,628	36.1	12.4
Federal Agency	1,387	8.0	3.6	1,736	17.3	3.9
Provincial	1,514	8.6	10.2	2,134	21.2	13.5
Municipal	61	0.3	9.6	135	1.3	8.5
Corporate	4,881	27.9	3.8	2,424	24.1	7.8
Private	6,327	36.2	3.2	-	-	-
Portfolio	17,504	100.0	7.52	10,057	100.0	10.0

The Plan invests in Canadian bonds and mortgages via a pooled fund. The pooled fund holds some cash and cash equivalents at all times. The Plan's proportional allocation of the fixed income pool includes cash and cash equivalents of \$254 (2009- \$14).

Canadian bonds consist of government and corporate bonds and debentures. The Statement of Investment Policies and Procedures permits investment in all bonds, debentures, notes, non-convertible preferred stock, real return bonds and other debt instruments of Canadian issuers whether denominated and payable in Canadian dollars or a foreign currency including mortgage-backed securities, guaranteed under the National Housing Act (Canada), asset backed securities, term deposits and guaranteed investment certificates. It also permits investment in private placement of bonds that are rated by a recognized rating agency.

The Statement of Investment Policies and Procedures requires bonds to meet minimum standards. Only bonds of issuers rated BBB or higher are held in the portfolio. Currently, there are two bond portfolios; the TD Asset Management Long Bond Pooled Fund Trust, which invests in bonds and debentures rated BBB or higher in a manner that replicates the characteristics of the DEX Long Bond Index; the TD Short Term Bond Fund which invests in Canadian Bonds with a term to maturity of less than five years; and a portfolio of Government of Canada Real Return Bonds.

Bonds are valued using the current trading prices as of year-end.

NOTES TO THE FINANCIAL STATEMENTS

(dollars in thousands)

For the Year Ended December 31, 2010

5. Investment Risk

Risk Management relates to the understanding and active management of risks associated with all areas of the business and associated operating environment. Investments are primarily exposed to foreign currency, interest rate volatility, market and credit risk. The Plan has set formal policies and procedures that establish an asset mix among equity, fixed income and real estate investments; requires diversification of investments within categories; and sets limits on the size of exposure to individual investments.

Market Risk

Market risk is the risk that the value of an investment will fluctuate as a result of changes in market prices, whether those changes are caused by factors specific to the individual investment, or factors affecting all securities traded in the market. The Plan's policy is to invest in a diversified portfolio of investments, based on criteria established in the Statement of Investment Policies and Procedures. The asset level and mix of the Liability Portfolio is set once annually to fit the actuarial liabilities. The Return Seeking Portfolio is managed separately and rebalanced within set limits resulting in an asset mix that is fluid around the Plan's liabilities. At December 31, 2010 the combined portfolio weights were:

Asset Class		Index	2010 Weight (%)
Equities	Canadian	S&P/TSX Composite Index	11.0
	Global	MSCI World Index ex Canada	21.0
Fixed Income	Short Bonds	DEX Short Term Bond Index	20.0
	Universe Bonds	DEX Universe Bond Index	21.0
	Commercial Mortgages	DEX 5 yr Residential Mortgage Index	22.0
	Real Return Bonds	DEX Real Return Bond Index	5.0
Total Portfolio			100.0

The impact on the net assets of the Fund due to a 10% change in the respective benchmark stock index using a three year historical measure of the sensitivity of the returns relative to the returns of the benchmark stock index, as of December 31, 2010 would result in an increase/decrease of 9.2% in the value of the portfolio.

Credit Risk

Credit risk refers to the potential for counterparties to default on their contractual obligation to the Plan. Credit risk is mitigated by entering into contracts with the counterparties that are considered high quality. Quality is determined via the following credit rating agencies: DBRS, Standard and Poor's and Moody's Investor Service.

NOTES TO THE FINANCIAL STATEMENTS

(dollars in thousands)

For the Year Ended December 31, 2010

5. Investment Risk (continued)

Asset Class	2010	2009
	Fair Value	Fair Value
Bonds	11,735	10,058
Short Term Investments	5,769	-
Cash and Equivalents	885	210
Total Portfolio	18,389	10,268

Bond Rating	2010		2009	
	Fair Value (\$)	Portion of Bonds (%)	Fair Value (\$)	Portion of Bonds (%)
AAA	5,652	30.7	5,801	56.5
AA	2,868	15.6	2,070	20.2
A	1,687	9.2	1,679	16.4
BBB	959	5.2	508	4.9
Not Rated	7,223	39.3	210	2.0
Total Portfolio	18,389	100.0	10,268	100.0

Interest Rate Risk

Interest rate risk refers to the effect on the market value of the Plan's investments due to fluctuation of interest rates. The risk arises from the potential variation in the timing and amount of cash flows related to the Plan's assets and liabilities. Due to the indexing of benefit entitlements and the relatively long duration of pension benefits, the Plan's liabilities are influenced by inflation and long-term rates of return. Alternatively, asset values are affected more by equity markets and short-term changes in interest rates. The fixed income portfolio has guidelines on duration and distribution which are designed to mitigate the risk of interest rate volatility.

Duration	2010		2009	
	Total Exposure (\$)	Portion of Fixed Income (%)	Total Exposure (\$)	Portion of Fixed Income (%)
< 1 year	2,741	14.9	210	2.0
1 – 5 years	10,968	59.7	4,619	45.0
5 – 10 years	2,296	12.5	1,875	18.3
10 – 20 years	1,480	8.0	1,356	13.2
> 20 years	904	4.9	2,208	21.5
Total Portfolio	18,389	100.0	10,268	100.0

At December 31, 2010 a 1% increase/decrease in interest rates would result in a 6.4% (2009 – 5.6%) change in the value of the Plan's fixed income portfolio or \$1,172 (2009 - \$561).

NOTES TO THE FINANCIAL STATEMENTS

(dollars in thousands)

For the Year Ended December 31, 2010

5. Investment Risk (continued)

Foreign Currency Risk

Foreign currency exposure arises from the Plan holding investments denominated in currencies other than the Canadian Dollar. Fluctuations in the relative value of the Canadian Dollar against these foreign currencies can result in a positive or negative effect on the fair value of the investments. The Plan manages foreign currency risk by limiting investment in foreign securities. The Board has adopted a non-hedge policy benchmark.

Asset Class		2010	2009
		Fair Value (CAD)	Fair Value (CAD)
Equities	Canadian	3,767	7,968
	Global	6,511	7,478
Fixed Income	Canadian	17,504	10,058
Cash and Short Term		885	210
Total Portfolio		28,667	25,714

The assets of the Plan can be further broken down as follows, to reflect the portfolio effect of a 10% increase in selected currencies relative to Canadian dollars:

Currency	2010		Effect	
	Total Exposure (\$)	Portfolio Portion of Assets (%)	(%)	(\$)
CAD	22,245	77.6	n/a	n/a
USD	2,123	7.4	(0.6)	(157)
EUR	1,838	6.4	(0.4)	(111)
GBP	824	2.9	(0.6)	(184)
YEN	556	1.9	(0.4)	(109)
CHF	255	0.9	0.2	55
OTHER	826	2.9	n/a	n/a
Total Portfolio	28,667	100.0	n/a	n/a

NOTES TO THE FINANCIAL STATEMENTS

(dollars in thousands)

For the Year Ended December 31, 2010

5. Investment Risk (continued)

		2009		
CAD	18,236	70.9	n/a	n/a
USD	2,083	8.1	13.0	3,430
EUR	2,663	10.4	9.0	2,220
GBP	1,108	4.3	14.0	3,510
YEN	432	1.7	20.0	5,130
CHF	-	-	-	-
OTHER	1,193	4.6	n/a	n/a
Total Portfolio	25,715	100.0	n/a	n/a

As 7.4% of the Plan's assets are held in US dollars this is the most significant foreign currency risk that the Plan faces. Based on the current non-hedged policy, a 10% change in the US exchange rate will result in a 0.6% change in the value of the portfolio. As of December 31, 2010 a 10% increase in the value of the US dollar, relative to the Canadian Dollar, would have resulted in a \$157 loss in the value of the investments (2009 – \$3,430 gain).

Liquidity Risk

Liquidity risk arises from the difficulty of selling an asset when needed. Liquidity risk is managed by limiting the Plan's exposure to illiquid assets.

6. Accrued Disability Benefits

Mercer (Canada) Ltd. is the appointed actuary of the Plan. The actuarial value of accrued disability benefits as of December 31, 2010 has been determined by extrapolating the figures from December 31, 2009, the date of the last actuarial valuation. The obligation calculations have taken into consideration a pooling arrangement for high cost claims effective January 1, 2008, which will cover claims in excess of \$5 per month.

The assumptions used in the valuation were developed by reference to expected long term market conditions. Significant long term assumptions used in the valuation were:

Assumption	2010	2009
	Rate	Rate
Inflation Rate	2.2%	2.2%
Discount Rate	3.3%	3.7%
Retirement Age	65	65
Rehabilitation Earnings Increase Rate	2.2%	2.2%
Group Long Term Disability Valuation Table (Year)	1987	1987

NOTES TO THE FINANCIAL STATEMENTS

(dollars in thousands)

For the Year Ended December 31, 2010

7. Investment Income

Investment Income	2010 Total	2009 Total
Cash and Short Term Investments	7	4
Bond Interest	465	384
Dividend Income	250	339
Realized Gains on Sale of Investments	414	6
Change in Unrealized Fair Value of Investments	516	2,760
Total	1,652	3,493

8. Related Party Transactions

Related Party Transactions	2010 Total	2009 Total
Accounts Receivable include the following amounts due from:		
Regina Qu'Appelle Health Region	-	107
Regina Public School Board	39	42
Regina Public Library	11	-
	50	149
Accounts Payable include the following amounts due to:		
City of Regina	434	331
Regina Civic Employees' Superannuation and Benefit Plan	-	47
	434	378
Expenditures include the following amounts paid to:		
City of Regina	7	14

9. Contingencies

In January 2003, the Administrative Board of the Regina Civic Employees' Long Term Disability Plan and the City of Regina filed a statement of claim for breach of contract against the Regina Qu'Appelle Regional Health Authority, the Saskatchewan Association of Health Organizations, the Health Sciences Association of Saskatchewan and the Saskatchewan Union of Nurses with respect to employees' membership in the Plan. The outcome of this matter and its impact on the Plan are not determinable at this time.

NOTES TO THE FINANCIAL STATEMENTS

(dollars in thousands)

For the Year Ended December 31, 2010

10. Administrative Expenses

Administrative Expenses	2010 Total	2009 Total
Actuarial Services	114	46
Audit Services	10	11
Custodial and Portfolio Measurement Fees	32	26
Investment Manager Fees	92	94
Legal Services	16	28
Other Administrative Expenses	282	302
Total	546	507

NOTICE OF MOTION

August 22, 2011

City Clerk
City Hall
Regina, Saskatchewan

Dear Madam:

Please be advised that I, along with Councillor Browne, will submit the following MOTION at the meeting of City Council on Monday, August 22, 2011:

RE: EXPLORING TWINNING WITH A CITY IN INDIA

WHEREAS Regina's Vision includes being Canada's most vibrant and inclusive community where people live in harmony and thrive in opportunity; and

WHEREAS Canada and India both share a history in the Commonwealth and many common values such as parliamentary democracy, tolerance, multi-culturalism and the rule of law; and

WHEREAS 2011 is the year of India in Canada as was decreed by the Prime Ministers of both countries on November 17, 2009; and

WHEREAS India's economy is emerging as another global giant and Saskatchewan proudly accounts for nearly 50% of Canada's exports to India; and

WHEREAS Regina has a long-standing and strong link to India through the India Canada Association in Saskatchewan; and

WHEREAS the Regina and District Chamber of Commerce ("The Chamber") has recently set in motion a strategy to better align themselves with key Indian chambers; and

WHEREAS on March 9, 2011 Saskatchewan delegates, including The Chamber, the University of Regina and over 40 companies embarked on a trade mission to India with a government delegation led by Premier Wall; and

WHEREAS the purpose of a sister city is to develop exchanges that will lead to further co-operation in trade, science and technology, culture, education, agriculture, industry, telecommunications and civic administration.

THEREFORE BE IT RESOLVED that City Council requests our Administration to explore, with the Province of Saskatchewan and other local stakeholders, the level of interest among our partners in approaching a sister city in India to twin with the City of Regina, and then assuming sufficient interest, to then collectively develop a preliminary framework for how the City of Regina could do so; and

BE IT FURTHER RESOLVED that City Council requests our Administration to prepare a report to Executive Committee, within six months, providing a status report on the above mentioned preliminary framework.

Respectfully submitted,



MICHAEL FOUGERE,
Councillor – Ward 4

MF/LB/am



LOUIS BROWNE,
Councillor – Ward 1