

MEMO

TO: Alan Simpson, Living Sky Sports & Entertainment

FROM: WSP Canada Inc.

SUBJECT: Dewdney Ball Stadium – Opinion of Relative Impact for Deep Utility Servicing

DATE: May 18, 2021

Living Sky Sports & Entertainment has engaged WSP to conduct an analysis of the relative impact that their proposed baseball stadium on Dewdney will have on the Regina Revitalization Initiative (RRI) Yards lands for domestic water, wastewater and storm water servicing. In 2018, WSP completed a servicing study for the original concept plan for the redevelopment of the RRI Yards lands. Using this analysis as a baseline, WSP has calculated the anticipated domestic water, wastewater and storm water demands for the baseball stadium, and compared the relative impact of those demands on the following two areas:

- The entire extents of the RRI Yards Concept Plan Area (Figure 1); and,

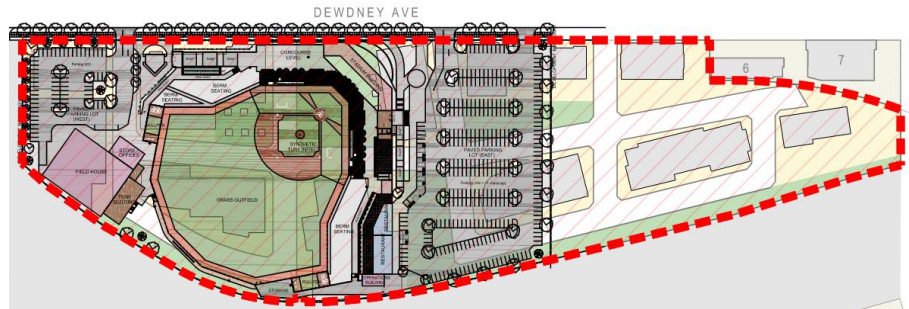


Figure 1: Entire RRI Yards Concept Plan Area Extents

- The extent of the RRI Yards Concept Plan Area that would be replaced by the baseball stadium (Figure 2).

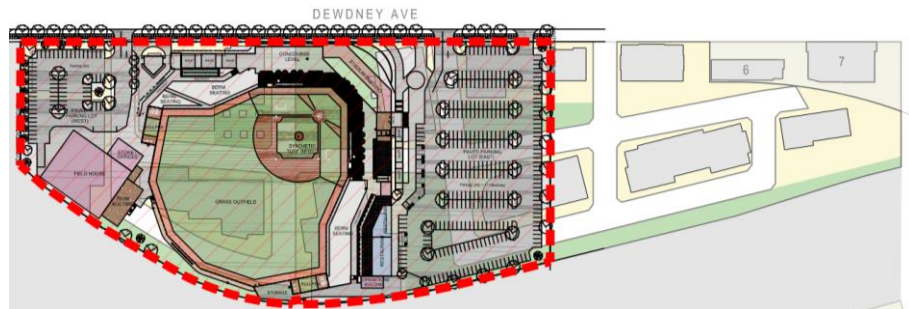


Figure 2: RRI Yards Concept Plan Baseball Stadium Extents



Demands specific to the proposed baseball stadium were calculated based on the ballpark concept plan layout and following background information provided by Living Sky Sports & Entertainment on May 10, 2021:

- Parking field to be surfaced with asphalt paving at full buildout;
- Three buildings at full buildout:
 - Ballpark grandstand;
 - Fieldhouse; and,
 - Ballpark retail with a restaurant and craft brewery.
- Seating capacity of the stadium is 3,500.

DOMESTIC WATER SERVICING

Comparing the projected domestic water servicing demands for the original RRI Yards Concept Plan to the demands of the proposed baseball stadium yields the following results:

- Entire RRI Yards Extents (outlined in red in Figure 1):
 - Domestic water demands for the entire RRI extents are anticipated to decrease by approximately 30-40% with the replacement of the original RRI Yards Concept Plan with the proposed baseball stadium layout.
- Baseball Stadium Extents (outlined in red in Figure 2):
 - Domestic water demands for the area specific to the baseball stadium extents are anticipated to decrease by approximately 50-60% with the replacement of the original RRI Yards Concept Plan with the proposed baseball stadium layout.

WASTEWATER SERVICING

Comparing the projected wastewater servicing demands for the original RRI Yards Concept Plan to the demands of the proposed baseball stadium yields the following results:

- Entire RRI Yards Extents (outlined in red in Figure 1):
 - Wastewater demands for the entire RRI extents are anticipated to decrease by approximately 30-40% with the replacement of the original RRI Yards Concept Plan with the proposed baseball stadium layout.
- Baseball Stadium Extents (outlined in red in Figure 2):
 - Wastewater demands for the area specific to the baseball stadium extents are anticipated to decrease by approximately 45-55% with the replacement of the original RRI Yards Concept Plan with the proposed baseball stadium layout.

STORM WATER SERVICING

Comparing the projected 1:5 year storm water flows for the original RRI Yards Concept Plan to the flows from the proposed baseball stadium yields the following results:

- Entire RRI Yards Extents (outlined in red in Figure 1):

- Storm water flows for the entire RRI extents are anticipated to decrease by approximately 5-15% with the replacement of the original RRI Yards Concept Plan with the proposed baseball stadium layout.
- Baseball Stadium Extents (outlined in red in Figure 2):
 - Storm water flows for the area specific to the baseball stadium extents are anticipated to decrease by approximately 10-20% with the replacement of the original RRI Yards Concept Plan with the proposed baseball stadium layout.

CONCLUSION

The proposed baseball stadium layout is anticipated to decrease domestic water, wastewater and storm water demands relative to the original proposed concept plan for the RRI Yards development. It should be noted the decrease in capacity required will not decrease the capital investment required at the same proportion. There will be a reduction in capital investment for municipal servicing; however, that reduction cannot be quantified until further design is completed for the Baseball Stadium.

If you have any questions about the contents of this memo, please contact the undersigned.

Jordan Stepan, P.Eng.
Engineer, Infrastructure

Association of Professional Engineers & Geoscientists of Saskatchewan		
CERTIFICATE OF AUTHORIZATION		
WSP Canada Inc.		
Number C0868		
Permission to Consult held by:		
Discipline	Sk. Reg. No.	Signature
CIVIL	34602	