



# **CITY COUNCIL**

**Monday, January 28, 2013  
5:30 PM**

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



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Office of the City Clerk

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**Agenda  
City Council  
Monday, January 28, 2013**

Open With Prayer

**Recognition of Guests**

Regina Fire & Protective Services - International Fire Accreditation Team -  
Councillor O'Donnell

**Confirmation of Agenda**

**Recommendation**

That the agenda be approved including the adjustments from the City Clerk as follows:

**ADD** The following item be added immediately after DE13-2:

DE13-17: Jim Elliott: Regina Revitalization Initiative Stadium Project – Concept Design Approval

**ADD** The following item be added immediately after DE13-16:

DE13-18: Jim Elliott: RRI – Stadium Project Funding and Financing

**ADD** The following item be added immediately after CR13-6:

DE13-19: Jim Elliott: Regina Revitalization Initiative (RRI) Stadium Project – Request for Qualifications Evaluation Criteria

**MOVE** The following item be considered immediately following DE13-19

CR13-8: Regina Revitalization Initiative (RRI) Stadium Project – Request for Qualifications Evaluation Criteria.

**MOVE** The following item under Executive Committee be considered immediately following CR13-8:



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CR13-09: Regina Revitalization Initiative (RRI) – Additional Canadian Pacific Railway (“CP”) Land Purchases

**Adoption of Minutes**

**Recommendation**

That the minutes from the meeting held on December 17, 2012 be approved, as circulated.

**Advertised Bylaws and Related Reports**

CR13-1 CR13-1 Application for Contract Zone Amendment (12-CZ-9) - Proposed Removal of Property from Existing Contract Zone Agreement Lot: 6, Block 23, Plan No. DV 270, Broders Annex Subdivision - 2023 Broder Street (Bylaw 2013-2)

**Recommendation**

1. That the application to amend the Contract Zone agreement authorized by Bylaw No. 8663, by removing the property legally described as Lot: 6, Block: 23, Plan No. DV 270 and located at 2023 Broder Street, be APPROVED, and that the zoning of the subject property revert to its previous designation as R3 - Residential Older Neighbourhood.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the subject Contract Zone amendment.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the subject Contract Zone amendment, including any addenda or registration amendments related to the original agreement.

CR13-2 CR13-2 Application for Zoning Bylaw Amendment (12-Z-23) Westhill Park Phase IV (Bylaw 2013-1)

**Recommendation**

1. That the application to rezone proposed Lots 53-80 in Block 7, which is part of Westhill Park Phase IV, as shown on the attached proposed plan of subdivision (See appendix A 3.1) from R1 – Residential Detached to R2 – Residential Semi-Detached, be APPROVED;
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.



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- 2013-1            2013-1 The Regina Zoning Amendment Bylaw, 2013
- 2013-2            2013-2 The Regina Zoning Amendment Bylaw, 2013 (No. 2)

**Public Notice Bylaws and Related Reports**

- CR13-3            CR13-3 Application for Lane Closure (11-CL-2) Lane in Block 23, Plan No. F1625 Eastern Annex Subdivision (2013-3)

**Recommendation**

1. That the application to permanently close the north-south lane within Block 23, between Wallace and Atkinson Street and south of 7<sup>th</sup> Ave and described as:

“All that portion of North South Lane in Block 23, Reg’d Plan No. F1625 in Regina, Saskatchewan” shown on the Plan of Proposed Subdivision, prepared by W.W. Stockton, S.L.S. and dated November 23, 2010 (also designated as Plan: F.A.5033 Block: K Lot: (MTO F.F.2435)) be APPROVED;

2. That the City Solicitor be directed to prepare the necessary bylaw to enact the above-referenced lane closure.

- 2013-3            2013-3 A Bylaw to Provide for the Closure and Sale of the North South Lane in Block 23, Plan No. F1625 North of 8th Avenue, 2013

**Delegations and Related Reports**

- DE13-1            DE13-1 John Klein: Transit Route Review – Proposed Conventional Route Changes
- CR13-4            CR13-4 Transit Route Review – Proposed Conventional Route Changes

**Recommendation**

That this report be received and filed.

- DE13-2            DE13-2 Chad Novak: Regina Revitalization Initiative Stadium Project – Concept Design Approval
- DE13-17           DE13-17 Jim Elliott: Regina Revitalization Initiative Stadium Project - Concept Design Approval



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CR13-5 CR13-5 Regina Revitalization Initiative Stadium Project – Concept Design Approval

**Recommendation**

1. That City Council approve the Stadium Concept Design as described in the Concept Design Summary (Appendix A) as the basis for the development of the RFP documentation, and authorize the Administration to proceed into a procurement process for the stadium design and construction.
2. That City Council direct Administration to draft development standards for a stadium as a permitted Exhibition Operation in the Public Service Zone in support of locating the facility at Evraz Place.

DE13-3 DE13-3 Rhonda Poll: RRI - Stadium Project Funding and Financing

DE13-4 DE13-4 Chad Novak: RRI - Stadium Project Funding and Financing

DE13-5 DE13-5 Terri Sleeva: RRI - Stadium Project Funding and Financing

DE13-6 DE13-6 Lesley Farley: RRI - Stadium Project Funding and Financing

DE13-7 DE13-7 Angelica Barth: RRI - Stadium Project Funding and Financing

DE13-8 DE13-8 Florence Stratton: RRI - Stadium Project Funding and Financing

DE13-9 DE13-9 Beryl Forgay: RRI - Stadium Project Funding and Financing

DE13-10 DE13-10 Eric Armit: RRI - Stadium Project Funding and Financing

DE13-11 DE13-11 Colin Stewart: RRI - Stadium Project Funding and Financing

DE13-12 DE13-12 Marc Spooner: RRI - Stadium Project Funding and Financing

DE13-13 DE13-13 Sean Tucker: RRI - Stadium Project Funding and Financing

DE13-14 DE13-14 Jason Cawkwell and Darren Haygarth: RRI - Stadium Project Funding and Financing

DE13-15 DE13-15 John Hopkins: RRI - Stadium Project Funding and Financing

DE13-16 DE13-16 Wayne Morsky: RRI - Stadium Project Funding and Financing

DE13-18 DE13-18 Jim Elliott: RRI - Stadium Project Funding and Financing



CR13-6

CR13-6 RRI - Stadium Project Funding and Financing

**Recommendation**

1. That the following Funding Model for the Stadium Project be approved:
  - a. A capital commitment of \$278.2 million for the stadium design, construction, land servicing, stadium planning, procurement and project management costs based on a design-build-finance procurement structure be financed from the following funding sources:
    - i. \$100 million City Debt – loan from the Province of Saskatchewan (Province).
    - ii. \$80 million contribution from the Province.
    - iii. \$67.4 million City Debt (as part of a \$100.4 million debt issuance).
    - iv. \$25 million contribution from the Saskatchewan Roughrider Football Club Inc. (SRFC).
    - v. \$3.3 million City land contribution.
    - vi. \$2.5 million General Fund Reserve transfer in 2012 (as previously approved by Council September 17, 2012).
  - b. The ability to pursue up to 30 year debt up to \$200.4 million be approved, in principle; representing the \$100 million loan from the Province for capital in 2013, \$67.4 million City Debt for capital and \$33 million City Debt for interim cash flow purposes by 2015. All debt issuances will require City Council approval through a Debt Borrowing Bylaw, and will be brought forward to Council at a future date. In addition, the financial model includes debt principal and interest payments that must be paid and recovered from revenue streams over 30 years.
  - c. A commitment to funding of up to \$188.8 million in ongoing 30 year maintenance costs for the stadium.
  - d. That the maintenance and the debt servicing costs be considered and funded through future budget proposals, over 30 years and funded through revenue sources, including but not limited to the collection of:
    - i. \$261.9 million in Property Taxes.
    - ii. \$100 million through SRFC Facility Fees.
    - iii. \$75 million from SaskSport lease agreement.
    - iv. \$33 million of Interim Debt Financing.
    - v. \$23.8 million from Mosaic Stadium cost avoidance savings.



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- vi. \$15 million in ongoing advertising and sponsorship revenue, and
      - vii. Interest earned on fund balances, based on City's average interest on investment earnings, to be applied annually.
  - e. A commitment to implement a 0.45% mill rate increase each year for 10 years beginning 2013. A growth factor is to be applied annually. After the initial 10 year period, the mill rate will not increase, except for the growth factor, but will continue to be allocated to the Stadium Project. That the mill rate contemplated in this report be forwarded to City Council for consideration as part of the 2013 budget process.
  - f. That the \$200.4 million in debt being contemplated in this report be forwarded to City Council for consideration as part of the 2013 budget process.
2. That City Council authorize the Deputy City Manager & CFO to negotiate and approve the following agreements relating to the funding of the Stadium Project:
  - a. a funding agreement with the Province of Saskatchewan relating to the contribution of \$80 million by the Province to the Stadium Project (Provincial Contribution Agreement); and
  - b. a funding agreement with the SRFC relating to the contribution of \$25 million by the SRFC to the Stadium Project (SRFC Contribution Agreement).
3. That City Council authorize the Deputy City Manager & CFO to:
  - a. approve the offer to lease with the SRFC, as may be negotiated by REAL on behalf of the City, relating to the lease of the Stadium by the SRFC (SRFC Offer to Lease); and
  - b. approve the final form lease agreement with the SRFC (the SRFC Stadium Lease), as may be negotiated by REAL on behalf of the City, relating to the lease of the Stadium by the SRFC prior to the completion of construction of the Stadium, such lease to include the terms and conditions set forth in the SRFC Offer to Lease.
4. That the City Clerk be authorized to execute the following agreements after review and approval by the City Solicitor:
  - a. the Provincial Contribution Agreement,



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- b. the SRFC Contribution Agreement, and
  - c. the SRFC Offer to Lease and SRFC Stadium Lease.
5. That the Administration continue the procurement process, including the issuance of the request for qualifications and development of the request for proposals and all site preparation and development, based on approved funding commitments and agreements identified within this report.
  6. That Administration be directed to continue to pursue the implementation of a revenue stream from a hotel tax/fee, to be directed to the project beginning in 2016 in order to reduce future incremental property tax increases for the stadium funding.

DE13-19 DE13-19 Jim Elliott: Regina Revitalization Initiative (RRI) Stadium Project - Request for Qualifications Evaluation Criteria

CR13-8 CR13-8 Regina Revitalization Initiative (RRI) Stadium Project - Request for Qualifications Evaluation Criteria

**Recommendation**

1. That the Administration issue a Request for Qualifications (RFQ) for the RRI Stadium Project using the evaluation criteria as attached in Appendix A.
2. That the Deputy City Manager of Corporate Services be authorized to award an opportunity to participate in the Request for Proposals (RFP) process for the RRI Stadium Project to the three (3) successful proponents identified by the RFQ.

CR13-9 CR13-9 Regina Revitalization Initiative (RRI) - Additional Canadian Pacific Railway ("CP") Land Purchases

**Recommendation**

1. That the Deputy City Manager & CFO be authorized to finalize the sale agreements as outlined in this report and based on the draft form agreement attached in Appendix A in a form and content approved by the City Solicitor.
2. That the City Clerk be authorized to execute the final sale agreements as reviewed by the City Solicitor.
3. That \$770,000 be transferred from the General Fund Reserve to support the deposit and balance of the purchase price for the purchase of the "North Railway Lands" (0.89 Acres; Lot 3, Block A Plan 95R22044).





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4. That \$734,000 be transferred from the General Fund Reserve to support the deposit and balance of the purchase price for the purchase of the “Elphinstone Lands” (4.895 Acres; Being a portion of NW Section 24-17-20 W2, Ext.1).

### **Committee Reports**

#### Board of Police Commissioners

CR13-7 CR13-7 Regina Police Service 2013 Operating and Capital Budget

This item will be tabled to the Special City Council (Budget) meeting on February 19, 2013.

#### **Recommendation**

1. That the 2013 Regina Police Service Operating and Capital Budget, which includes estimated gross operating expenditures of \$69,205,500 and revenues of \$7,811,900, resulting in a Net Operating Budget of \$61,393,600 be approved.
2. That the 2013 Capital Budget of \$4,605,400, with capital funding to be determined by Regina City Council, be approved.

#### Public Works Committee

CR13-10 CR13-10 2013 Local Improvement Program and Amendments to 2012 Local Improvement Program Pricing for Alley Lighting

#### **Recommendation**

1. That the proposed 2013 Local Improvement Program (LIP) as outlined in Appendix “A” be approved.
2. The following locations be declared as single local improvement, namely a single project in accordance with section 4 of *The Local Improvements Act, 1993*:

Work # 18 Rae Street (25<sup>th</sup> Avenue to 24<sup>th</sup> Avenue).

Work # 24 Winnipeg Street (West Side) (15<sup>th</sup> Avenue to 13<sup>th</sup> Avenue)

3. That the City Solicitor submit the 2013 Local Improvement Program to the Saskatchewan Municipal Board for approval.
4. That the City Solicitor submit the 2012 Local Improvement Program amendments, as detailed in this report, to the



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Saskatchewan Municipal Board for approval.

5. That upon receipt of the Saskatchewan Municipal Board approval, the proposed works be advertised in accordance with the requirements of *The Local Improvements Act, 1993*.
6. That upon receipt of the Saskatchewan Municipal Board approval, the revised construction rates for alley lighting in the 2012 Local Improvement Program be revised, in *The Local Improvement Bylaw, 2012* No. 2012-37.

### **Bylaws and Related Reports**

CR13-11 CR13-11 Removal of Holding Overlay Zone (12-Z-30) – 3615 E Quance Gate – Spruce Meadows (Bylaw 2013-5)

#### **Recommendation**

That the application to amend the *Regina Zoning Bylaw, No. 9250* by removing the (H) - Holding Overlay Zone from Parcel N, Plan No. 101899974, Spruce Meadows Subdivision be APPROVED.

CR13-12 CR13-12 Discontinuation of Commercial Solid Waste Collection (Bylaw 2013-6)

#### **Recommendation**

1. That the City of Regina's commercial solid waste collection service be phased out in 2013; and
2. That the City Solicitor be instructed to amend Bylaw 2012-63 being *The Waste Management Bylaw, 2012* to repeal Sections 38, 39 and Schedule B.

2013-4 2013-4 The Mosaic Canada ULC Economic Development Tax Exemption Bylaw, 2013

2013-5 2013-5 The Regina Zoning Amendment Bylaw, 2013 (No. 3)

2013-6 2013-6 The Waste Management Amendment Bylaw, 2013

### **Communications/Petitions and Related Reports**

CP13-1 CP13-1 Regina Multicultural Council Appointment to the Municipal Heritage Advisory Committee

### **Adjournment**