



Heritage Building Rehabilitation Program - 1853 Hamilton Street

Date	March 2, 2022
To	Mayor Masters and City Councillors
From	Executive Committee
Service Area	Parks, Recreation & Cultural Services
Item #	CR22-22

RECOMMENDATION

That City Council:

1. Approve a tax exemption for the property known as the Leader Building, located on Plan: 102012163 Units #1 - #4; #6 - #15 (Parcel #164697586), addressed at 1853 Hamilton Street, in an amount equal to the lesser of:
 - a) 50 per cent of eligible costs for the work described in Appendix C; or
 - b) An amount equivalent to the total property taxes payable for ten years.
2. Direct the City Solicitor to prepare the necessary bylaw and agreement with the following conditions:
 - a) That the property possesses and retains its formal designation as a Municipal Heritage Property in accordance with *The Heritage Property Act*.
 - b) That the property owner submits detailed written documentation of payments made for the actual costs incurred (i.e., itemized invoices and receipts) in the completion of the identified conservation work. If actual costs exceed the corresponding estimates by more than 10 per cent, the property owner shall provide full particulars as to the reason(s) for such cost overruns. The City of Regina may decline to approve any cost overrun, or portion thereof, if considered not to be reasonably or necessarily incurred for eligible work.

- c) That work completed and invoices submitted by September 30 each year would be eligible for tax exemption starting the following year of up to 50 per cent of the cost of approved work.
 - d) That the Executive Director of City Planning & Community Development or designate be authorized under the tax exemption agreement to make all determinations regarding reimbursements of the cost incurred for work done to the property based on the City of Regina's Heritage Building Rehabilitation Program and the Conservation Plan for the property (attached as Appendix D).
3. Authorize the Executive Director of City Planning & Community Development or designate to apply to the Government of Saskatchewan on behalf of the property owner for any exemption of the education portion of the property taxes that is \$25,000 or greater in any year during the term of the exemption.

HISTORY

At the February 23, 2022 meeting of the Executive Committee, the Committee considered the attached EX22-14 report from the City Planning & Community Development Division.

The following addressed the Committee:

- Steve Pinel, representing Nicor Group, Regina, SK.

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

Recommendation #4 in the attached report does not require City Council approval.

Respectfully submitted,

EXECUTIVE COMMITTEE



Interim City Clerk

ATTACHMENTS

EX22-14 - Heritage Building Rehabilitation Program - 1853 Hamilton Street

Appendix A - Context Map

Appendix B - Location Map

Appendix C - Cost

Appendix D - Conservation Plan

Appendix E - Bylaw No. 8385

Appendix F - CR14-100

Appendix G - Bylaw No. 2007-74