

March 29, 2016

To: His Worship the Mayor
and Members of City Council

Re: Regina Downtown Business Improvement District – Change to Boundaries - 2016

**RECOMMENDATION OF THE FINANCE AND ADMINISTRATION COMMITTEE
- MARCH 8, 2016**

That the City Solicitor be instructed to amend Bylaw 2003-80, *The Regina Downtown Business Improvement District Bylaw, 2003* to expand the Regina Downtown Business Improvement District boundary as depicted in Appendix A to this report.

FINANCE AND ADMINISTRATION COMMITTEE – MARCH 8, 2016

The following addressed the Committee:

- Neil Cromarty, representing himself; and
- Judith Veresuk, representing Regina Downtown Business Improvement District

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

Councillors: Wade Murray (Chair), Bryon Burnett, Shawn Fraser, Bob Hawkins, and Barbara Young were present during consideration of this report by the Finance and Administration Committee.

The Finance and Administration Committee, at its meeting held on March 8, 2016, considered the following report from the Administration:

RECOMMENDATION

1. That the City Solicitor be instructed to amend Bylaw 2003-80, *The Regina Downtown Business Improvement District Bylaw, 2003* to expand the Regina Downtown Business Improvement District boundary as depicted in Appendix A to this report.
2. That this report be forwarded to the March 29, 2016 City Council meeting for approval.

CONCLUSION

The Regina Downtown Business Improvement District (RDBID) Board of Directors have requested that the boundaries of the RDBID be expanded to add properties to the south and east of the current district as depicted in Appendix A to this report. Administration supports the proposed expansion which would include an additional 125 properties and, based on the RDBID's proposed mill rate for 2016, would generate an estimated \$90,474 annually. Note that the City of Regina simply collects an additional levy from those commercial assessed properties within the proposed expansion area as part of its regular property tax collection process and transfers it to the RDBID.

The RDBID has consulted the property and business owners within the expansion area and notice of the request has been provided in accordance with the City of Regina's *Public Notice Bylaw*. Administration has not received any objections to the proposed boundary expansion from affected businesses.

BACKGROUND

The RDBID is an organization that provides a range of business and community services that promote and enhance the downtown. It operates pursuant to *Bylaw No. 2003-80*, adopted under authority of Section 25 of *The Cities Act*. Clause 25(2)(b) of *The Cities Act* allows City Council to establish, the area that is to be encompassed by the RDBID. The RDBID is funded through a special property tax mill rate applied to commercial properties located within the RDBID boundary.

Following a series of consultations with surrounding business owners and building tenants, the Board of Directors for RDBID adopted a motion on June 9, 2015 to expand its boundary to include the 125 properties. On November 17, 2015, the RDBID submitted a letter to Administration formally requesting initiation of the boundary expansion process. A copy of the letter is attached as Appendix B to this report.

DISCUSSION

Design Regina: The Official Community Plan Bylaw No 2013-48 (OCP) recognizes the importance of the downtown area to the economic and social viability of the community and its importance within the City of Regina for specialty retail, entertainment and housing opportunities. The RDBID was established to improve the downtown's appearance and image, promote and market the downtown and undertake projects and initiatives that facilitate ongoing enhancement and redevelopment within the RDBID boundary. If the requested expansion is approved, the RDBID would provide a number of programs and services to business owners, including streetscape beautification, street cleaning, graffiti removal and inclusion in marketing and promotional campaigns.

Administration supports the requested expansion to the RDBID's boundary.

RECOMMENDATION IMPLICATIONS

Financial Implications

A special mill rate levy is applied to all taxable commercial properties within the RDBID area. Should the boundary expansion be approved, the levy will be applied to the additional properties beginning in 2016. Based on the assessed commercial value of the affected properties, it is estimated the expansion will generate an additional \$90,474 for the RDBID. City Council will consider the RDBID's mill rate for 2016 through a subsequent report from Administration.

As the City of Regina simply collects an additional levy from those commercial assessed properties within the proposed expansion area as part of its regular property tax collection process and transfers it to the RDBID, there are no financial implications to the City.

Environmental Implications

Properties within the expansion area will have access to the RDBID's Clean Team that provides litter and trash removal, cigarette butt removal and graffiti reporting and removal and street light outage reporting.

Policy and/or Strategic Implications

Properties within the RDBID expansion area are designated City Centre in the OCP. The recommendations of this report strongly align with Section 7.7.1 of the OCP which encourages collaboration with stakeholders to enhance the City Centre by "investing in an attractive, safe public realm, including pedestrian-friendly and lively streets, and inviting, versatile multi-season public spaces" as well as Section 12.6 which encourages collaboration with community economic development stakeholders across the region to leverage shared economic advantages and tourism opportunities.

In addition, the expansion is supported by the Regina Downtown Neighbourhood Plan guiding principles of promoting a gorgeous, dynamic Downtown that encourages new investment.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Subsection 25(5) of *The Cities Act* states that any person affected by the operation of a bylaw establishing a business improvement district be provided with an opportunity to be heard by City Council. Clause 101(1)(p) also requires City Council to give public notice before initially considering any report respecting the exercise of City Council's power to establish a business improvement district pursuant to Section 25.

In accordance with *The Public Notice Bylaw No. 2003-8*, a Public Notice of the requested boundary expansion was published in the Leader Post on February 27, 2016 and posted on City of Regina's webpage and public notice board at City Hall. As an additional measure, notice of this report was mailed to all affected property owners.

In addition, the RDBID has independently consulted with affected commercial property owners and building tenants by:

- Sending letters to commercial property owners on May 28, 2014, October 16, 2014 and July 6, 2015 advising of the RDBID's interest in boundary expansion. Each owner was provided an estimate of the RDBID tax levy for their property along with an information package detailing the RDBID services;
- Conducting in-person surveys in October 2014 with commercial property owners and building tenants; and
- Holding open houses in October 2014 and July 2015 for commercial property owners and tenants to find out more information.

DELEGATED AUTHORITY

The recommendations contained in this report require City Council approval.

Respectfully submitted,

FINANCE AND ADMINISTRATION COMMITTEE



Ashley Thompson, Secretary