



CITY COUNCIL

**Monday, March 27, 2017
5:30 PM**

Henry Baker Hall, Main Floor, City Hall



OFFICE OF THE CITY CLERK

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**Agenda
City Council
Monday, March 27, 2017**

PRESENTATIONS: 2017 Municipal Heritage Awards

CONFIRMATION OF AGENDA

MINUTES APPROVAL

City Council - Public - Feb 27, 2017 5:30 PM

COMMUNICATIONS

CP17-4 2017 Provincial Budget Implications

DELEGATIONS, NOTICE OF HEARING BYLAWS AND RELATED REPORTS

DE17-25 Jason Carlston – Dream Development: Proposed Towns Concept Plan Revisions (17-CP-01)

CR17-21 Proposed Towns Concept Plan Revisions (17-CP-01)

Recommendation

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION
– MARCH 1, 2017**

1. That *Design Regina: The Official Community Plan Bylaw No. 2013-48* be amended by replacing Appendix A.1 (Towns Concept Plan) of Part B.16 (Southeast Regina Neighbourhood Plan) with the Towns Concept Plan attached to this report as Appendix D.1 and Appendix D.2.
2. That the Towns Concept Plan, approved by City Council on April 25, 2016, through Report CR16-36: Regina Planning Commission - Proposed Towns Concept Plan (15-CP-03) and Zoning Bylaw Amendment be rescinded.



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3. That the City Solicitor be directed to prepare the necessary bylaw to amend *Design Regina: The Official Community Plan Bylaw 2013-48*.

DE17-26 Jason Carlston – Dream Development: Amendment Application (17-Z-01) - Eastbrook Phase 2

CR17-22 Zoning Amendment Application (17-Z-01) Eastbrook Phase 2

Recommendation

RECOMMENDATION OF THE REGINA PLANNING COMMISSION – MARCH 1, 2017

1. That the application to rezone Part of E ½, Sec 14, TWP 17, Rge 19, W2M as shown in the proposed zoning map (Appendix A-1) and described as follows be APPROVED, subject to City Council's approval of the related amended Towns Concept Plan:
 - a. MR3 from DSC-Designated Shopping Center Zone to PS - Public Service Zone.
 - b. Block B from PS- Public Service Zone to MX-Mixed Residential Business Zone.
 - c. Block 30 from DSC-Designated Shopping Center to R5-Residential Medium Density.
 - d. Blocks 25, 26, and the portion of Block 23 fronting Buckingham Drive from R6-Residential Multiple Housing Zone to R5-Residential Medium Density Zone.
 - e. Portion of Block 23 not fronting Buckingham Drive, and Blocks 24, 27, 28 and 29 from R6-Residential Multiple Housing Zone to DCD12-Suburban Narrow Lot Residential.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.

2017-12 DESIGN REGINA: THE OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW, 2017 (No. 2)

2017-13 THE REGINA ZONING AMENDMENT BYLAW, 2017 (No. 2)

DELEGATIONS AND RELATED REPORTS



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- DE17-27 Chad Novak – Saskatchewan Taxpayers Advocacy Group: Regina Revitalization Initiative Stadium Project – Delegation of Authority and RRI Stadium Reserve for Food & Beverage
- DE17-28 Kari Stenson and Jamie Singer – Saskatchewan Craft Brewers Association : Regina Revitalization Initiative Stadium Project – Delegation of Authority and RRI Stadium Reserve for Food & Beverage
- CR17-23 Regina Revitalization Initiative Stadium Project – Delegation of Authority and RRI Stadium Reserve for Food & Beverage

Recommendation

RECOMMENDATION OF THE EXECUTIVE COMMITTEE

- MARCH 15, 2017

1. That City Council delegate authority to the City Manager or designate to negotiate and approve the final operations & maintenance (O&M) agreement of the new stadium for Regina Exhibition Association Ltd. (REAL).
2. That all authority formerly delegated to the Deputy City Manager & COO position in City Council report CR13-97 be assigned to the City Manager or designate regarding the *SaskSport Stadium Lease*.
3. That City Council authorize the City Clerk to execute, after review and approval from the City Solicitor, the O&M agreement and the *SaskSport Stadium Lease*.
4. That City Council approve withdrawal of up to \$9 million from the RRI Stadium Reserve for investment in the Food & Beverage project for the new stadium.

- DE17-29 John Hopkins – Regina & District Chamber of Commerce: 2017 Reassessment Tax Policy
- CR17-24 2017 Reassessment Tax Policy

Recommendation

RECOMMENDATION OF THE FINANCE AND ADMINISTRATION COMMITTEE - MARCH 7, 2017

1. That the following principles be adopted in establishing mill rate factors for 2017:
 - a) That the relative share of property taxes between the Residential and



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Non-Residential Properties does not change due to reassessment.

b) That long-term stability be considered in establishing tax policies for mill rate factors.

2. That mill rate factors be set for the group of residential classes of properties and the group of non-residential properties such that the above recommendations are applied.
3. That the subclass for Golf Courses be continued and the mill rate factor set so that the effective tax rate is equal to 65 per cent of the effective commercial tax rate.
4. That a phase-in of property tax changes be implemented for the Commercial and Industrial class of properties for changes in property taxes as a result of the 2017 reassessment, whereby the phase-in shall be revenue-neutral by phasing in decreases and increases, with decreases and increases applied as follows:
 - 2017 increases and decreases limited to 1/3 of the property tax change.
 - 2018 increases and decreases limited to 2/3 of the property tax change.
 - 2019 the full increase or decrease would be applied.
5. That the City Solicitor be instructed to prepare the necessary bylaws.

DE17-30 Judith Veresuk – Regina Downtown BID: Regina Downtown Improvement District – Expansion of Victoria Park Maintenance Building

CR17-25 Regina Downtown Improvement District - Expansion of Victoria Park Maintenance Building

Recommendation

RECOMMENDATION OF THE COMMUNITY AND PROTECTIVE SERVICES COMMITTEE - MARCH 16, 2017

1. That City Council authorize the Executive Director of City Services to negotiate and approve the terms of an agreement between Regina Downtown Business Improvement District (RDBID) and the City of Regina (City) for the construction by RDBID of an addition to the City's storage facility in Victoria Park to be donated to the City and leased to RDBID as further detailed in this report;



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2. That the City Solicitor's office be instructed to prepare an agreement containing the terms negotiated by the Executive Director of City Services;
3. That the City Clerk be authorized to execute the agreement(s) on behalf of the City after review and approval by the City Solicitor.

DE17-31 Tara Funk: Regina's Glockenspiel

DE17-32 Chad Novak – Saskatchewan Taxpayers Advocacy Group: Regina's Glockenspiel

DE17-33 Larry Schneider: Regina's Glockenspiel

DE17-34 Alvin Knoll: Regina's Glockenspiel

DE17-35 Bryce Van Loosen: Regina's Glockenspiel

CR17-26 Regina's Glockenspiel

Recommendation

RECOMMENDATION OF THE COMMUNITY AND PROTECTIVE SERVICES COMMITTEE - MARCH 16, 2017

1. That up to \$25,000 be allocated from the General Fund Reserve to undertake detailed design for the restoration of Regina's Glockenspiel.
2. That up to \$512,000 be considered in the 2018 Capital Budget for the restoration of the structure and mechanical elements of Regina's Glockenspiel, its installation, and servicing of the selected site in the northeast corner of Victoria Park.
3. That an annual repair and refurbishment capital budget of \$2,000 be considered through the 2018 budget process.
4. That an annual programming budget of \$4,000 be considered through the budget process once the carillon bell ringing system has been installed.

COMMITTEE REPORTS

EXECUTIVE COMMITTEE

CR17-27 Saskatchewan Assessment Management Agency Annual General Meeting



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Recommendation

RECOMMENDATION OF THE EXECUTIVE COMMITTEE - MARCH 15, 2017

1. That Councillor Joel Murray be appointed as the voting delegate for the City of Regina for the Saskatchewan Assessment Management Agency Annual General Meeting.
2. That other members of City Council attending the Saskatchewan Assessment Management Agency Annual General Meeting be appointed as non-voting delegates.

CR17-29 2017 Appointments to the Board of Directors for Regina Downtown BID

Recommendation

RECOMMENDATION OF THE EXECUTIVE COMMITTEE - MARCH 15, 2017

1. That Mr. Mike Mamona and Mr. Gerry Fischer as persons who are electors of the City or are employed in the District for terms effective April 1, 2017 and expiring December 31, 2017.
2. That Mr. Bob Kasian as a person who is an elector of the City or is employed in the District for a term effective April 1, 2017 and expiring December 31, 2018.
3. That Mr. Chad Haidey and Mr. Aaron Murray as persons who are electors of the City or are employed in the District for terms effective April 1, 2017 and expiring December 31, 2019.
4. That members continue to hold office for the term indicated or until successors are appointed.
5. That the Regina Downtown BID be directed to include diversity as a requirement criteria in the selection for board members in the future.

CR17-30 2017 Citizen Nominee to the Development Appeals Board

Recommendation

That Gina McGinn be nominated for appointment to the Development Appeals Board for a term effective April 1, 2017 to December 31, 2019 or until a successor is appointed.



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CR17-31 White Butte Regional Trans Canada Trail

Recommendation

RECOMMENDATION OF THE EXECUTIVE COMMITTEE

- MARCH 15, 2017

That the City of Regina endorse, participate and support the White Butte Trans Canada Trail Project as outlined in Appendix 1.

CR17-32 2017 Canada 150 July 1st Celebration

Recommendation

RECOMMENDATION OF THE EXECUTIVE COMMITTEE

- MARCH 15, 2017

1. That City Council approve an expenditure of \$100,000 from the General Fund Reserve in support of Regina's Canada 150: Canada Day July 1 Celebrations. Funding will support free and extended transit and paratransit service, as well as general operations for the celebrations which will include policing, security, translation services, fireworks and family entertainment.
2. That City Council delegate authority to the City Manager or his designate to approve and enter into a Contribution Agreement for federal funding in the amount of \$400,000 for the Canada 150 Canada Day July 1 Celebrations.
3. That the City Clerk be authorized to execute the agreement(s) on behalf of the City after review and approval by the City Solicitor.
4. That City Council delegate authority to the City Manager or designate to approve and enter into a Contribution Agreement with the Regina Canada Day Committee for the City to provide funding to the committee of up to \$50,000 of the funding in recommendation #1 towards the July 1st celebrations.

CR17-33 Protocol of Recognition, Partnership and Respect Between the City of Regina and File Hills Qu'Appelle Tribal Council

Recommendation

RECOMMENDATION OF THE EXECUTIVE COMMITTEE

- MARCH 15, 2017

1. That City Council approve the Protocol of Recognition, Partnership and Respect between the City of Regina (City) and File Hills Qu'Appelle Tribal Council (FHQTC).



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2. That the Mayor be authorized to sign the agreement on behalf of the City.

FINANCE AND ADMINISTRATION COMMITTEE

- CR17-34 Appointment of Elected Official to the Administrative Boards of the City of Regina Casual Employees Superannuation Plan and the City of Regina Elected Officials' Money Purchase Pension Plan

Recommendation

RECOMMENDATION OF THE FINANCE AND ADMINISTRATION COMMITTEE– MARCH 7, 2017

1. That Councillor Sharron Bryce be appointed to the Administrative Boards of the City of Regina Casual Employees' Superannuation Plan and the City of Regina Elected Officials' Money Purchase Pension Plan for a term expiring October 31, 2020.
2. That the member continue to hold their position until such time as their successor is appointed.

- CR17-35 Lease of City Property 850 Arcola Report

Recommendation

RECOMMENDATION OF THE FINANCE AND ADMINISTRATION COMMITTEE - MARCH 7, 2017

1. That the lease of the City owned property located at 850 Arcola Avenue to Schneider's Millwork and Contractor's Inc. be approved consistent with the terms and conditions stated in the body of this report.
2. That the Administration be authorized to finalize any other commercially relevant terms and conditions of the lease documents.
3. That the City Clerk be authorized to execute the Lease Agreement documents as prepared by the City Solicitor.

PUBLIC WORKS AND INFRASTRUCTURE COMMITTEE

- CR17-36 Local Improvement Program Review

Recommendation



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**RECOMMENDATION OF THE PUBLIC WORKS AND
INFRASTRUCTURE COMMITTEE – MARCH 9, 2017**

1. That no Local Improvement Program (LIP) be developed, as outlined in Option 4; and
2. That Recommendation #2 in the report be withdrawn.

NOTICE OF MOTIONS

(ID # 1473) Class Trip Program

(ID # 1491) Keep Crowns Public

ADJOURNMENT

AT REGINA, SASKATCHEWAN, MONDAY, FEBRUARY 27, 2017

AT A MEETING OF CITY COUNCIL

AT 5:30 PM

These are considered a draft rendering of the official minutes. Official minutes can be obtained through the Office of the City Clerk once approved.

Present: Mayor Michael Fougere, in the Chair
Councillor Lori Bresciani
Councillor Sharron Bryce
Councillor John Findura
Councillor Jerry Flegel
Councillor Bob Hawkins
Councillor Jason Mancinelli
Councillor Joel Murray
Councillor Mike O'Donnell
Councillor Andrew Stevens
Councillor Barbara Young

Also in Attendance: Chief Legislative Officer & City Clerk, Jim Nicol
Deputy City Clerk, Erna Hall
City Manager, Chris Holden
A/Chief Financial Officer, John Paul Cullen
Executive Director, Legal, Byron Werry
Executive Director, City Planning & Development, Diana Hawryluk
Executive Director, City Services, Kim Onrait
Executive Director, Transportation & Utilities, Karen Gasmo
Director, Communications, Myrna Stark Leader
Director, Community Services, Laurie Shalley
Director, Solid Waste, Lisa Legault

CONFIRMATION OF AGENDA

Councillor Sharron Bryce moved, seconded by Councillor Bob Hawkins, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted, after adding a delegation item as DE17-24 - Shayna Stock - Heritage Community Association and that the delegations listed on the agenda be heard when called forward by the Mayor.

The motion was put and CARRIED UNANIMOUSLY.

MINUTES APPROVAL

Councillor Barbara Young moved, seconded by Councillor John Findura, AND IT WAS RESOLVED, that the minutes for the meetings held on January 30 and February 13, 2017 be adopted, as circulated.

DELEGATIONS, COMMUNICATIONS, PUBLIC HEARING BYLAWS AND RELATED REPORTS

DE17-13 Evangeline Godron: Official Community Plan Amendment (16-OP-02) - Zoning Bylaw Amendment (16-Z-17) - Humanitarian Service Facility – 1510 12th Avenue and 1872 St. John Street

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Evangeline Godron, representing herself addressed Council. There were no questions for the delegation.

Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw No. 9004, this brief was tabled until after consideration of CR17-10, a report from the Regina Planning Commission respecting the same subject.

DE17-14 Joey Reynolds and Florence Stratton: Official Community Plan Amendment (16-OP-02) - Zoning Bylaw Amendment (16-Z-17) - Humanitarian Service Facility – 1510 12th Avenue and 1872 St. John Street

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Florence Stratton, representing Making Peace Vigil addressed Council. There were no questions for the delegation.

Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw No. 9004, this brief was tabled until after consideration of report CR17-10.

DE17-15 Bob Ivanochko and Donny Wood: Official Community Plan Amendment (16-OP-02) - Zoning Bylaw Amendment (16-Z-17) - Humanitarian Service Facility – 1510 12th Avenue and 1872 St. John Street

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Bob Ivanochko and Donny Wood, representing themselves addressed Council and answered a number of questions.

Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw No. 9004, this brief was tabled until after consideration of report CR17-10.

DE17-16 Nicholas Olson: Official Community Plan Amendment (16-OP-02) - Zoning Bylaw Amendment (16-Z-17) - Humanitarian Service Facility – 12th Avenue and 1872 St. John Street

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Nicholas Olson, representing himself addressed Council and answered a number of questions.

Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw No. 9004, this brief was tabled until after consideration of report CR17-10.

DE17-17 Irene Terashima: Official Community Plan Amendment (16-OP-02) - Zoning Bylaw Amendment (16-Z-17) - Humanitarian Service Facility – 1510 12th Avenue and 1872 St. John Street

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Irene Terashima, representing herself addressed Council and answered a number of questions.

Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw No. 9004, this brief was tabled until after consideration of report CR17-10.

DE17-18 Alyssa Becker: Official Community Plan Amendment (16-OP-02) - Zoning Bylaw Amendment (16-Z-17) - Humanitarian Service Facility – 1510 12th Avenue and 1872 St. John Street

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Alyssa Becker, representing herself addressed Council. There were no questions for the delegation.

Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw No. 9004, this brief was tabled until after consideration of report CR17-10.

DE17-24 Shayna Stock: Official Community Plan Amendment (16-OP-02) - Zoning Bylaw Amendment (16-Z-17) - Humanitarian Service Facility – 1510 12th Avenue and 1872 St. John Street

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Shayna Stock, representing Heritage Community Association addressed Council and answered a number of questions.

Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw No. 9004, this brief was tabled until after consideration of report CR17-10.

CP17-2 Bill Neher and Cora Gajari: Official Community Plan Amendment (16-OP-02) - Zoning Bylaw Amendment (16-Z-17) - Humanitarian Service Facility – 1510 12th Avenue and 1872 St. John Street

The Mayor invited the Bill Neher and Cora Gajari, representing Carmichael Outreach to come forward and answered a number of questions.

Councillor Jerry Flegel moved, seconded by Councillor Andrew Stevens, AND IT WAS RESOLVED, that this communication be received and filed.

CR17-10 Regina Planning Commission: Official Community Plan Amendment (16-OP-02) Zoning Bylaw Amendment (16-Z-17) Humanitarian Service Facility – 1510 12th Avenue and 1872 St. John Street

Recommendation

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION
– FEBRUARY 1, 2017**

1. That the following amendment to the Core Neighbourhood Plan, being Part B.8 of *Design Regina: The Official Community Plan Bylaw No. 2013-48*, be APPROVED:

That the following item be added to Section 9.0 - Exceptions:

Civic Address	Legal Description	Development/Use
1510 12th Avenue and 1872 St. John Street	Lots 21-24, Block 301, Plan No. Old 33	MX - Mixed Residential Business

2. That the application to rezone Lots 21 to 24, Block 301, Plan No. Old 33 located at 1510 12th Avenue and 1872 St. John Street from R4A - Residential Infill Housing to MX - Mixed Residential Business, be APPROVED.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.

Councillor Mike O'Donnell moved, seconded by Councillor John Findura that the recommendations of the Regina Planning Commission contained in the report be concurred in.

Mayor Michael Fougere stepped down to enter debate.

Councillor Bob Hawkins assumed the Chair.

Mayor Michael Fougere returned to the Chair prior to the vote.

The motion was put and declared CARRIED.

2017-6 - The Regina Zoning Amendment Bylaw, 2017

2017-7 - Design Regina: the Official Community Plan Amendment Bylaw, 2017

Councillor Bob Hawkins moved, seconded by Councillor Andrew Stevens, AND IT WAS RESOLVED, that Bylaws No. 2017-6 and 2017-7 be introduced and read a first time. Bylaws were read a first time.

No letters of objection were received pursuant to the advertising with respect to Bylaws No. 2017-6 and 2017-7.

The Clerk called for anyone present who wished to address City Council respecting Bylaws No. 2017-6 and 2017-7 to indicate their desire.

No one indicated a desire to address Council.

Councillor Bob Hawkins moved, seconded by Councillor Lori Bresciani, AND IT WAS RESOLVED, that Bylaws No. 2017-6 and 2017-7 be read a second time. Bylaws were read a second time.

Councillor Bob Hawkins moved, seconded by Councillor John Findura that City Council hereby consent to Bylaws No. 2017-6 and 2017-7 going to third and final reading at this meeting.

The motion was put and declared CARRIED UNANIMOUSLY.

Councillor Bob Hawkins moved, seconded by Councillor Joel Murray, AND IT WAS RESOLVED, that Bylaws No. 2017-6 and 2017-7 be read a third time. Bylaws were read a third and final time.

DELEGATIONS, COMMUNICATIONS, AND RELATED REPORTS

DE17-19 Yvette Crane – Regina Blue Dot Movement: Right to a Healthy Environment

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Yvette Crane, representing Regina Blue Dot Movement addressed Council. There were no questions for the delegation.

Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw No. 9004, this brief was tabled until after consideration of CR17-11, a report from the Executive Committee respecting the same subject.

CR17-11 Executive Committee: Right to a Healthy Environment

Recommendation

**RECOMMENDATION OF THE EXECUTIVE COMMITTEE
- FEBRUARY 15, 2017**

That the City of Regina Declaration - The Right to a Healthy Environment (Appendix A), be adopted.

Councillor Bob Hawkins moved, seconded by Councillor Andrew Stevens, AND IT WAS RESOLVED, that the recommendation of the Executive Committee contained in the report be concurred in.

DE17-20 Chad Novak – Saskatchewan Taxpayers Advocacy Group: Waste Plan Regina – 2015/2016 Update

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Chad Novak, representing Saskatchewan Taxpayers Advocacy Group addressed Council. There were no questions for the delegation.

Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw No. 9004, this brief was tabled until after consideration of IR17-3, a report from the Public Works and Infrastructure Committee respecting the same subject.

IR17-3 Public Works and Infrastructure Committee: Waste Plan Regina – 2015/2016 Update

Recommendation

**RECOMMENDATION OF THE PUBLIC WORKS AND
INFRASTRUCTURE COMMITTEE – FEBRUARY 9, 2017**

That this report be received and filed.

Councillor Sharron Bryce moved, seconded by Councillor Barbara Young, AND IT WAS RESOLVED, that this report be received and filed.

DE17-21 James Byck – Dream Unlimited Corporation: Discretionary Use Application (16-DU-22) - Proposed Animal Hospital, Commercial Printing, Medical/Dental Laboratory, Medical Clinic, Vocational School, Convenience Store, Licensed Restaurant, and Restaurant in IP - Prestige Industrial Service Zone – 4701 and 4801 Parliament Avenue

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Jason Carlston, representing Dream Unlimited Corporation, and James Youck, representing P3A addressed Council and answered a number of questions.

Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw No. 9004, this brief was tabled until after consideration of CR17-12, a report from the Regina Planning Commission respecting the same subject.

CR17-12 Regina Planning Commission: Discretionary Use Application (16-DU-22) Proposed Animal Hospital, Commercial Printing, Medical/Dental Laboratory, Medical Clinic, Vocational School, Convenience Store, Licensed Restaurant, and Restaurant in IP - Prestige Industrial Service Zone – 4701 and 4801 Parliament Avenue

Recommendation

RECOMMENDATION OF THE REGINA PLANNING COMMISSION - FEBRUARY 1, 2017

That the discretionary use application for a proposed Animal Hospital, Commercial Printing, Medical/Dental Laboratory, Medical Clinic, Vocational School, Convenience Store, Licensed Restaurant, and Restaurant in IP - Prestige Industrial Service Zone located at 4701 and 4801 Parliament Avenue, being Block U1 and U2, Plan 102163081 in Harbour Landing Subdivision be APPROVED, and that Development Permits be issued subject to the following conditions:

- a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.3 inclusive, prepared by P3A and updated September 23, 2016 and December 12, 2016.
- b) The development is contingent on severance approval of the subject parcels and subsequent title creation.
- c) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.

Councillor Mike O'Donnell moved, seconded by Councillor Barbara Young, AND IT WAS RESOLVED, that the recommendations of the Regina Planning Commission contained in the report be concurred in.

DE17-22 Judith Veresuk – Regina Downtown BID: 2016 City of Regina Office Policy Review

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Judith Veresuk, representing Regina Downtown BID addressed Council. There were no questions for the delegation.

Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw No. 9004, this brief was tabled until after consideration of CR17-13, a report from the Regina Planning Commission respecting the same subject.

DE17-23 Nicole Templeton – Harvard Developments Inc.: 2016 City of Regina Office Policy Review

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Nicole Templeton, representing Harvard Developments Inc. addressed Council and answered a number of questions.

Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw No. 9004, this brief was tabled until after consideration of CR17-13.

CP17-3 Avison Young Intelligent Real Estate Solutions: 2016 City of Regina Office Policy Review

Councillor Joel Murray moved, seconded by Councillor Sharron Bryce, AND IT WAS RESOLVED, that this communication be received and filed.

CR17-13 Regina Planning Commission: 2016 City of Regina Office Policy Review

Recommendation

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION
– FEBRUARY 1, 2017**

- 1) That item CR12-88, Proposed Commercial Office Policy and Zoning Code be removed from the list of outstanding items for City Council.
- 2) That the next Office Policy review occur with the *Design Regina: The Official Community Plan Bylaw No. 2013-48* five year review in 2018.

Councillor Mike O'Donnell moved, seconded by Councillor Andrew Stevens, AND IT WAS RESOLVED, that the recommendations of the Regina Planning Commission contained in the report be concurred in.

COMMITTEE REPORTS COMMUNITY AND PROTECTIVE SERVICES COMMITTEE

(Councillor Bob Hawkins declared a conflict prior to consideration of item CR17-14, citing his employment with the University of Regina, abstained from discussion and voting and temporarily left the meeting.)

(Councillor Andrew Steven declared a conflict prior to consideration of item CR17-14, citing his employment with the University of Regina, abstained from discussion and voting and temporarily left the meeting.)

CR17-14 Prairie Partnership for Arts Research

Recommendation

RECOMMENDATION OF THE COMMUNITY AND PROTECTIVE SERVICES COMMITTEE TO COUNCIL - FEBRUARY 16, 2017

1. That City Council approve the City's participation in the Prairie Partnership for Arts Research (PPAR) as further outlined in this Report;
2. That the Director of Community Services be authorized to approve an up to 7 year multi-party agreement with the PPAR member organizations regarding the City's participation in and contribution to PPAR as further outlined in this Report;
3. That the Director of Community Services be authorized to negotiate and approve an up to 7 year multi-party collaborative research agreement as well as any other related ancillary agreements that may be required in relation to the project such as regarding confidentiality, intellectual property, data or subcontracting as further outlined in this report;
4. That the City Clerk be authorized to execute the agreements on behalf of the City of Regina.

Councillor Jerry Flegel moved, seconded by Councillor John Findura, AND IT WAS RESOLVED, that the recommendations contained in the report be concurred in.

(Councillors Hawkins and Stevens returned to the meeting.)

EXECUTIVE COMMITTEE

CR17-15 2017 Citizen Appointments for Committees

Recommendation

RECOMMENDATION OF THE EXECUTIVE COMMITTEE

- FEBRUARY 15, 2017

1. That the following individuals be appointed to the Board of Police Commissioners for terms of office indicated below:

Mr. Gord Selinger	March 1, 2017 to December 31, 2017
Mr. Vic Pankratz	March 1, 2017 to December 31, 2017

2. That the following individuals be appointed to the Regina Public Library Board for a term of office indicated below:

Ms. Marj Gavigan	March 1, 2017 to December 31, 2017
Ms. Barbara March-Burwell	March 1, 2017 to December 31, 2017
Ms. Elaine Kivisto	March 1, 2017 to December 31, 2017
Mr. Elmer Brenner	March 1, 2017 to December 31, 2018
Ms. Starla Grebinski	March 1, 2017 to December 31, 2018
Ms. Cindy Kobayashi	March 1, 2017 to December 31, 2018
Mr. Sean Quinlan	March 1, 2017 to December 31, 2018

3. That the following individuals be appointed to the Board of Revision for a term of office as indicated below:

Mr. Greg Nein	March 1, 2017 to December 31, 2017
Ms. Pamela Snider	March 1, 2017 to December 31, 2017
Ms. Linda Paidel	March 1, 2017 to December 31, 2018
Mr. Walter Antonio	March 1, 2017 to December 31, 2018
Mr. Randy Schellenberg	March 1, 2017 to December 31, 2019

4. That the following individuals be appointed to the Regina Planning Commission for a term of office as indicated below:

Mr. David Bale	March 1, 2017 to December 31, 2019
Mr. Andre Kroeger	March 1, 2017 to December 31, 2019
Mr. Steve Tunison	March 1, 2017 to December 31, 2019

5. That the members appointed to each board, committee and commission continue to hold office for the term indicated for each vacancy or until their successors are appointed.

Councillor Bob Hawkins moved, seconded by Councillor Sharron Bryce, AND IT WAS RESOLVED, that the recommendations contained in the report be concurred in.

CR17-16 Out-Of-Scope 2017 General Wage Increase

Recommendation

**RECOMMENDATION OF THE EXECUTIVE COMMITTEE
- FEBRUARY 15, 2017**

1. Out-of-Scope employees receive a 1.50% General Wage Increase effective January 1, 2017.
2. The City's Executive Leadership Team (ELT) not receive a General Wage Increase for 2017 (0%).

Councillor Bob Hawkins moved, seconded by Councillor Joel Murray, AND IT WAS RESOLVED, that the recommendations contained in the report be concurred in.

PUBLIC WORKS AND INFRASTRUCTURE COMMITTEE

CR17-17 Increase in Engineering Services Fees for the Design and Construction of Master Plan Drainage Area 8 (Arcola Avenue Detention Facility)

Recommendation

**RECOMMENDATION OF THE PUBLIC WORKS AND
INFRASTRUCTURE COMMITTEE – FEBRUARY 9, 2017**

That City Council delegate authority to the Executive Director of Transportation & Utilities to extend the commission to AECOM Canada Ltd. (AECOM) to exceed \$500,000.00 to complete the design, tender preparation and construction supervision of the Arcola Avenue Detention Facility Project.

Councillor Sharron Bryce moved, seconded by Councillor John Findura, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

REGINA PLANNING COMMISSION

CR17-18 Discretionary Use Application (16-DU-25) House-Form Commercial Restaurant – 2158 Scarth Street

Recommendation

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION
- FEBRUARY 1, 2017**

That the discretionary use application for a proposed House-Form Commercial restaurant located at 2158 Scarth Street, being Lot 22, Block 408, Plan No. 101187648, Old 33, Centre Square neighbourhood be APPROVED, and that a Development Permit be issued subject to the following conditions:

- a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.2 inclusive, prepared by Perspective Consulting dated December 12 and October 6, 2016.
- b) Hours of operation of the restaurant shall be Monday to Saturday, 7 a.m. to 6:30 p.m.
- c) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.

Councillor Mike O'Donnell moved, seconded by Councillor Barbara Young, AND IT WAS RESOLVED, that the recommendations contained in the report be concurred in.

CR17-19 Application for Street Name Change (16-SN-24) - Renaming of Tower Road
Portion of Tower Road Between East Victoria Avenue and Arcola Avenue

Recommendation

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION
– FEBRUARY 1, 2017**

That the portion of street currently named Tower Road and indicated in Appendix A-1, attached to this report, shall be renamed Anaquod Road.

Councillor Mike O'Donnell moved, seconded by Councillor John Findura, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

CR17-20 2017 Municipal Heritage Awards

Recommendation

That the 2017 Municipal Heritage Awards be presented as follows:

- a. Rehabilitation Category - Viterra Building (Sherwood Department Store)
- b. Restoration Category - Saskatchewan Legislative Building Dome
- c. New Design Category - St. Paul's Cathedral Community Centre Addition
- d. Education Category - Downtown Regina Cultural Trailway

Councillor Mike O'Donnell moved, seconded by Councillor Jerry Flegel, AND IT WAS RESOLVED, that the recommendations contained in the report be concurred in.

INFORMATIONAL REPORTS

IR17-4 Supplemental Report for PWI17-8 Residential Road Renewal Program Annual Report

Recommendation

That this report be received and filed.

IR17-5 Residential Road Renewal Program Annual Report

Recommendation

**RECOMMENDATION OF THE PUBLIC WORKS AND
INFRASTRUCTURE COMMITTEE - FEBRUARY 9, 2017**

That this report be received and filed.

IR17-6 Candidates Campaign Contributions and Expenses

Recommendation

That this report be received and filed.

Councillor Sharron Bryce moved, seconded by Councillor Jason Mancinelli, AND IT WAS RESOLVED, that reports IR17-5, IR17-6 and IR17-7 be received and filed.

BYLAWS

2017-5 - The Housing Incentive Program Tax Exemption Bylaw, 2017

2017-8 - The Regina Water Amendment Bylaw, 2017

2017-9 - The Wastewater and Storm Water Amendment Bylaw, 2017

Councillor Bob Hawkins moved, seconded by Councillor Sharron Bryce, AND IT WAS RESOLVED, that Bylaws No. 2017-5, 2017-8 and 2017-9 be introduced and read a first time. Bylaws were read a first time.

Councillor Bob Hawkins moved, seconded by Councillor Mike O'Donnell, AND IT WAS RESOLVED, that Bylaws No. 2017-5, 2017-8 and 2017-9 be read a second time. Bylaws were read a second time.

Councillor Bob Hawkins moved, seconded by Councillor Jason Mancinelli that City Council hereby consent to Bylaws No. 2017-5, 2017-8 and 2017-9 going to third and final reading at this meeting.

The motion was put and declared CARRIED UNANIMOUSLY.

Councillor Bob Hawkins moved, seconded by Councillor Barbara Young, AND IT WAS RESOLVED, that Bylaws No. 2017-5, 2017-8 and 2017-9 be read a third time. Bylaws were read a third and final time.

ADJOURNMENT

Councillor Sharron Bryce moved, seconded by Councillor Jerry Flegel, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 8:23 p.m.

Chairperson

Secretary



Memo

March 27, 2017

To: Members,
City Council

Re: 2017 Provincial Budget Implications

The purpose of this communication is to provide City Council an opportunity to discuss the 2017 Provincial Budget implications.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'M. Fougere', with a long horizontal flourish extending to the right.

Mayor Michael Fougere

To: Mayor Fougere and Members of City Council

Delegation: Dream Developments

Re: **17-CP-01: Proposed Towns Concept Plan Amendment**

I am Jason Carlston, VP with Dream in Regina here with Evan Hunchak GM Land Development.

First, we thank your administration for the work they have done on this file, with particular thanks to Jeremy Fenton and Ian Cantello for quarterbacking the review process to a successful conclusion.

The report in front of you today is comprehensive and provides a thorough overview of the proposed amendment to the current Concept Plan. In developing this plan, we undertook a very inclusive process, which included an urban design workshop with participation of a number of city staff from the planning and operational business areas.

Given the comprehensiveness of the Administration's report, we would like to highlight the two key reasons for the amendment and note a couple central features of the changes.

Reasons for Amendment:

1. **Need to reconsider amount of commercial land** – after the concept plan was approved, the City approved an amendment to the Greens on Gardiner Concept plan which effectively doubled the amount of commercially zoned land from 10 acres to 21 acres. This significant increase in the amount of commercial land in the Greens has meant there will be less demand in the near and mid-term for commercial development within the Neighbourhood Hub.

A portion of the area subject to the amendment in front of you tonight includes what is termed the "neighbourhood hub" in the South East Neighborhood Plan (SENP). The Neighbourhood Hub, by policy, is expected to accommodate a community scale grocery store, and combination of high density residential and other commercial uses. Because of the scale of development in Acre 21 to the south, we have adjusted our expectation on commercial space and are anticipating more residential on the mixed use parcel. We will still be striving to realize the policy aim of a grocer and mixed use development, just at a lesser degree than originally envisioned.

To this end, however, we would strongly caution the Administration and Council against supporting any further increase in commercial land designation outside of the neighbourhood hub area. Should any additional lands be permitted as commercial land designation, the commercial element of the neighborhood hub may no longer be viable.

2. **Need for broader diversity of housing types** - Given our current market intelligence indicating that apartment condos have the largest proportionate available supply in the market, and our ongoing discussions with the building community regarding housing demand, it was clear that we needed more diversity of housing types within this area. This amendment provides a broader range of housing forms than was previously approved, with the inclusion of single detached, semi-detached, townhomes, apartment, and mixed-use residential buildings. This is accomplished while still meeting the density targets within the OCP.

Features of the Amendment:

1. ***Circulation and Parking were important considerations*** – as noted in the report, we have added a number of lanes to the plan which will benefit on-street parking availability. In addition, it is worthy to note that all of the streets have been sized to accommodate parking on both sides and as developer we are requiring all builders to build a parking pad/garage in the rear yard where alley access is the only site access. This ensures that there is opportunity for off-street parking for residents which frees up on-street parking availability.
2. ***Central Plaza Space and Mixed- Use Site*** – through the relocation of the park space to the mixed-use parcel, we are paying close attention to the park and site design so that we can better integrate the plaza with the adjacent residential and commercial uses. We view the plaza as a signature space within the plan area and feel it is better served through its close proximity to the mixed use developments. (We have provided images of the plaza in summer and winter for illustration of our development intentions).

In sum, as the Administration's report notes, we have met the goals and objectives of the OCP and the amendment is also in full conformity with the SENP.

We concur with the recommendations before you and are prepared to provide any further information or address questions.

Thank you for your time and consideration.

Jason Carlston
VP Land
Dream Development







March 27, 2017

To: His Worship the Mayor
And Members of City Council

Re: Proposed Towns Concept Plan Revisions (17-CP-01)

RECOMMENDATION

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION
– MARCH 1, 2017**

1. That *Design Regina: The Official Community Plan Bylaw No. 2013-48* be amended by replacing Appendix A.1 (Towns Concept Plan) of Part B.16 (Southeast Regina Neighbourhood Plan) with the Towns Concept Plan attached to this report as Appendix D.1 and Appendix D.2.
2. That the Towns Concept Plan, approved by City Council on April 25, 2016, through Report CR16-36: Regina Planning Commission - Proposed Towns Concept Plan (15-CP-03) and Zoning Bylaw Amendment be rescinded.
3. That the City Solicitor be directed to prepare the necessary bylaw to amend *Design Regina: The Official Community Plan Bylaw 2013-48*.

REGINA PLANNING COMMISSION – MARCH 1, 2017

The following addressed the Commission:

- Ian Cantello, City Planner I, gave a PowerPoint presentation, a copy of which is on file in the Office of the City Clerk; and
- Jason Carlston and Evan Hunchak, representing Dream.

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

Recommendation #4 does not require City Council approval.

Councillors: Mike O'Donnell (Chairperson), Jerry Flegel and Barbara Young; Commissioners: David Bale, Pam Dmytriw, Phil Evans, Adrienne Hagen Lyster, Simon Kostic, Andre Kroeger, Laureen Snook and Steve Tunison were present during consideration of this report by the Regina Planning Commission.

The Regina Planning Commission, at its meeting held on March 1, 2017, considered the following report from the Administration:

RECOMMENDATION

1. That *Design Regina: The Official Community Plan Bylaw No. 2013-48* be amended by replacing Appendix A.1 (Towns Concept Plan) of Part B.16 (Southeast Regina Neighbourhood Plan) with the Towns Concept Plan attached to this report as Appendix D.1 and Appendix D.2.
2. That the Towns Concept Plan, approved by City Council on April 25, 2016, through Report CR16-36: Regina Planning Commission – Proposed Towns Concept Plan (15-CP-03) and Zoning Bylaw Amendment be rescinded.
3. That the City Solicitor be directed to prepare the necessary bylaw to amend *Design Regina: The Official Community Plan Bylaw 2013-48*.
4. That this report be forwarded to the March 27, 2017 meeting of City Council for approval.

CONCLUSION

This report addresses an application submitted to the City of Regina (City), to amend the Towns Concept Plan which was originally approved on April 25, 2016. The proposed amendments requested by the development proponent (Proponent) include: a reduction in the number of high density residential units; revisions to the neighbourhood hub; revisions to two of the parks and revisions to the block pattern and street network. The Proponent has indicated that the proposed revisions will result in a concept plan that better supports current and near-term market demands.

Following a review of the application, City Administration concludes that the revised Towns Concept Plan, resulting from the proposed amendments, is in accordance with Part A and Part B.16 (Southeast Regina Neighbourhood Plan) of *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP). City Administration further concludes that the revisions to the approved street and utility networks, resulting from the proposed amendments, are relatively minor in nature and that networks beyond the affected area will not be significantly impacted. For these above noted reasons, City Administration recommends that the proposed revisions be approved.

BACKGROUND

The Towns Concept Plan establishes a detailed planning strategy for a proposed new neighbourhood in the southeast (SE) part of the city and was approved by City Council on April 25, 2016. The concept plan area (Plan Area) is located immediately east of Woodland Grove Drive and north of Primrose Green Drive and is 130 hectares in size (see Appendix A). Contextually, the existing neighbourhoods of Windsor Park and Greens on Gardiner frame the west and south boundaries of the Plan Area; farmland is situated to the north and east. A segment

of the Regina Bypass, which the provincial Ministry of Highways and Infrastructure (MHI) indicates will be completed in late 2017, will be located 400 metres to the east of the Plan Area.

The existing Towns Concept Plan supports the development of a new neighbourhood that includes a variety of housing types and open space, as well as a “neighbourhood hub” area that is intended to serve as an active, mixed-use, centrally located focal area (see Appendix B).

The Plan Area lands are owned by two landowners; however, the proposed amendments affect the east half only, which is held by one landowner. Within the amendment area, the Proponent is planning to redesignate a large portion of the high density residential housing area to low density residential and to adjust the road and block network accordingly. Furthermore, minor adjustments to the neighbourhood hub layout and two of the parks are being proposed (see Appendix C). The proposed amendments are expected to result in the following changes:

	Existing	Proposed
Population	7633	7193
Density (people/ hectare)	58.9	56.3
High Density Units	1360	500
Medium Density Units	1070	1200
Low Density Units	900	1013
Land Reserved for Parks	9.6	9.9
Land Reserved for Roads	34.7	36.5

As a rationale for the proposed amendments, the Proponent has indicated that the “market demand” has changed since the Towns Concept Plan was approved: the demand for higher density residential housing has decreased; the need for commercial in the area has decreased due to recent approvals of commercial development elsewhere in the SE. The proposed new Towns Concept Plan still supports commercial; however, the intent is to shift the focus more towards mixed-use while still retaining opportunities for some stand-alone commercial development.

No development has yet occurred within the Plan Area; however, since the Towns Concept Plan was approved, large portions of the Plan Area have been subject to rezoning and subdivision approval, including the area subject to the proposed amendments addressed through this Report. Furthermore, a new neighbourhood plan (Southeast Regina Neighbourhood Plan) has since been approved for all lands located between Victoria Avenue and Arcola Avenue, east of Woodland Grove Drive (see Appendix A). The Plan Area is within the overarching plan area of the Southeast Regina Neighbourhood Plan (SENP); therefore, any revisions to the Towns Concept Plan must be in conformity with the SENP policies, as well as the OCP – Part A.

The proposed new Towns Concept Plan must be in conformity with the applicable city-wide policies of OCP – Part A, as well as the recently approved SENP (OCP – Part B.16). The SENP provides a policy framework for the long-term growth and development of the entire SE part of the city, including the Plan Area lands. Although the Concept Plan forms part of the SENP, it can be amended via City Council resolution, as per Section 44(4) of the *Planning and Development Act, 2007*, which allows City Council to adopt or amend a concept plan by resolution.

DISCUSSION

Land-Use Considerations

The proposed amendments to the neighbourhood hub area include a repositioning of the centrally located park which is a key amenity feature, as well as a land-use reconfiguration. The intent of the reconfiguration is to provide better solar exposure to the park and to enhance the viability of the neighbourhood hub as an active, pedestrian-oriented, mixed-use focal area by replacing single-use commercial space with additional mixed-use development. The proposed amendments continue to support mixed-use or high density residential housing adjacent to the park, which is important for ensuring the optimal activation and use of this central open space feature.

The proposed amendments include a reduction in the amount of high density/multi-unit residential housing, as two large blocks currently designated for high density residential will be replaced with low density residential; however, a broad spectrum of residential types and densities is still supported in the overall Plan Area. As the population changes, resulting from the proposed amendments, may be considered relatively minor, City Administration does not expect any significant implications associated with the provision of schools, civic uses or amenities.

The proposed amendments continue to support a high level of permeability and interconnectivity, as the approved circulation plan (street network), which is based on a modified grid pattern, will remain substantially intact. Although a reconfiguration of the block pattern located immediately east of the neighbourhood hub is being proposed, this change will further enhance connectivity by breaking down two large blocks (high density residential) into a series of smaller blocks (low density residential) and associated streets. The proposed new residential blocks will include rear lanes which will provide for a suitable amount of on-street parking.

Servicing Considerations

The proposed amendments to the Towns Concept Plan will not significantly impact the servicing strategy for the Plan Area. The proposed network schemes for the major transportation and utility elements remain unchanged as a result of the proposed amendment. Furthermore, the proposed amendments will not introduce additional demands on the capacity of the planned servicing networks and facilities, as the expected total population will be less than what was originally anticipated. Considering the above noted factors, City Administration concludes that there are no significant servicing implications associated with the proposed amendments and that the original servicing schemes do not require further amendments.

RECOMMENDATION IMPLICATIONS

Financial Implications

Capital funding to provide municipal infrastructure that is required for subdivision and development in the concept plan area will be the sole responsibility of the developer. The municipal infrastructure that is built and funded by the developer will become the City's responsibility to operate and maintain through future budgets.

Environmental Implications

None with respect to this report.

Policy/ Strategy Implications

As conformity with OCP – Part A was confirmed through the original approval, the most relevant policies that apply to this application are found in OCP – Part B (SENP). Relevant SENP policy sections include:

- Section 4.2 – Neighbourhood Area: A portion of the proposed amendment area is located within an area, identified by the SENP as a “Neighbourhood Area”. According to the SENP: “Neighbourhood Areas should be pedestrian oriented, allow for diverse housing options and create a sense of community”.
The proposed amendments support the intent of SENP Section 4.2 and do not conflict with the policy, as the portion of the amendment area corresponding to the “Neighbourhood Area” will include a diversity of housing, including low, medium and high density.
- Policy 4.2(d): “All concept plans within the Neighbourhood Area shall achieve a minimum of 50 persons per gross developable residential hectare”.

The expected density, resulting from the proposed amendments, will exceed the minimum requirement of 50 persons per gross developable residential hectare.

- Section 4.10 - Neighbourhood Hub: A portion of the proposed amendment area is located within an area, identified by the SENP, as a “Neighbourhood Hub”. The intent of the Neighbourhood Hub, is to support: “...local goods and services and should support and facilitate community interaction and identity”.

The proposed amendments support the intent of SENP Section 4.10 and do not conflict with policy, as the proposed new Towns Concept Plan still supports an active, mixed-use node by including a diversity of land-uses, as well as active public space.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Through the review of the existing Towns Concept Plan, the City consulted with relevant stakeholders, including: school boards; applicable provincial ministries; Rural Municipality

(RM) of Sherwood; utility providers; adjacent community associations, etc. As the proposed amendments to the Towns Concept Plan will not result in major shifts to the land-use configuration or overall population, City Administration suggests that additional direct engagement beyond the original consultation is not necessary. Notwithstanding the aforementioned, an advertisement announcing the fact that the application will be proceeding to City Council will be advertised as per legislative requirements.

DELEGATED AUTHORITY

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

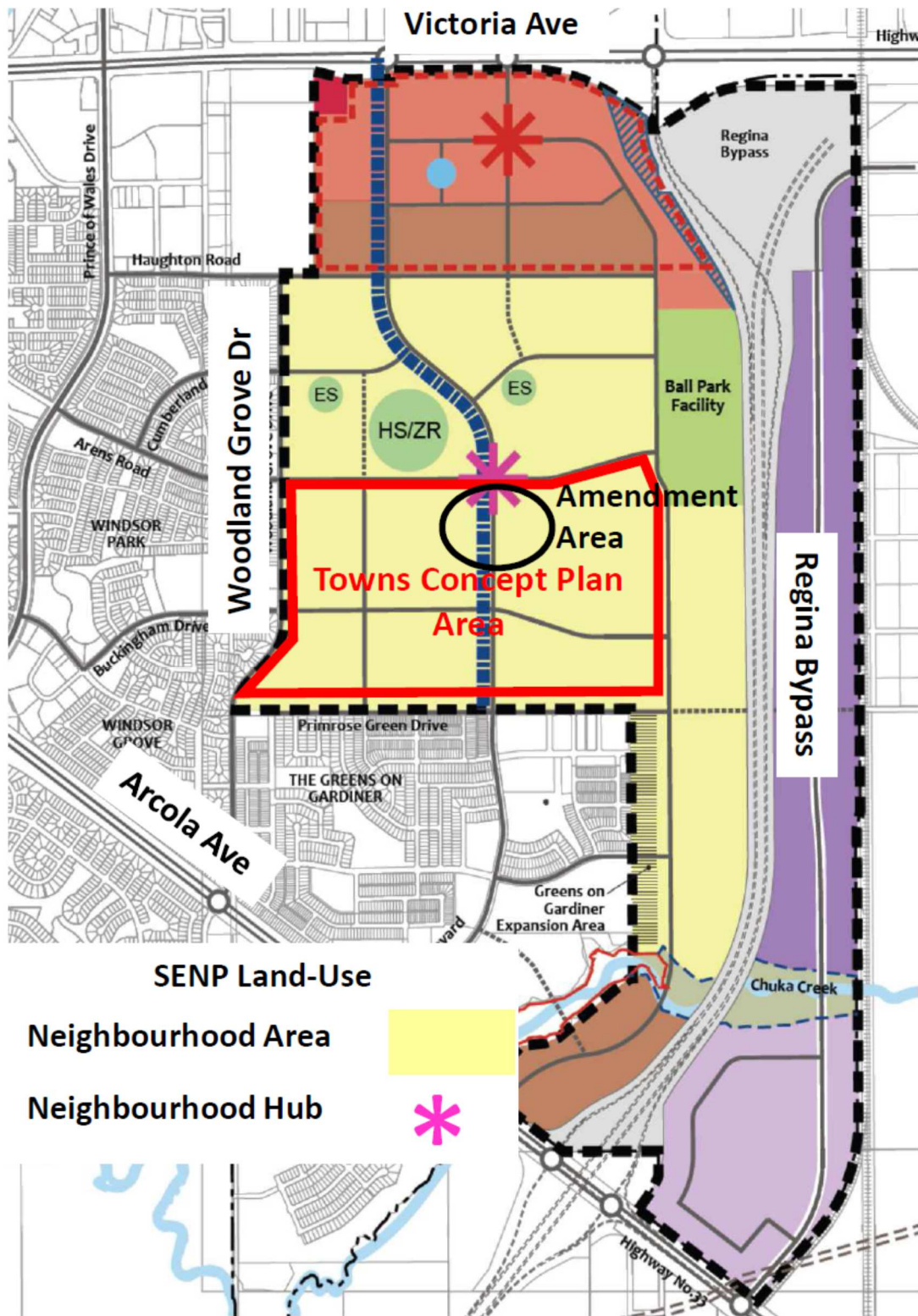
Respectfully submitted,

REGINA PLANNING COMMISSION

Elaine Gohlke

Elaine Gohlke, Secretary

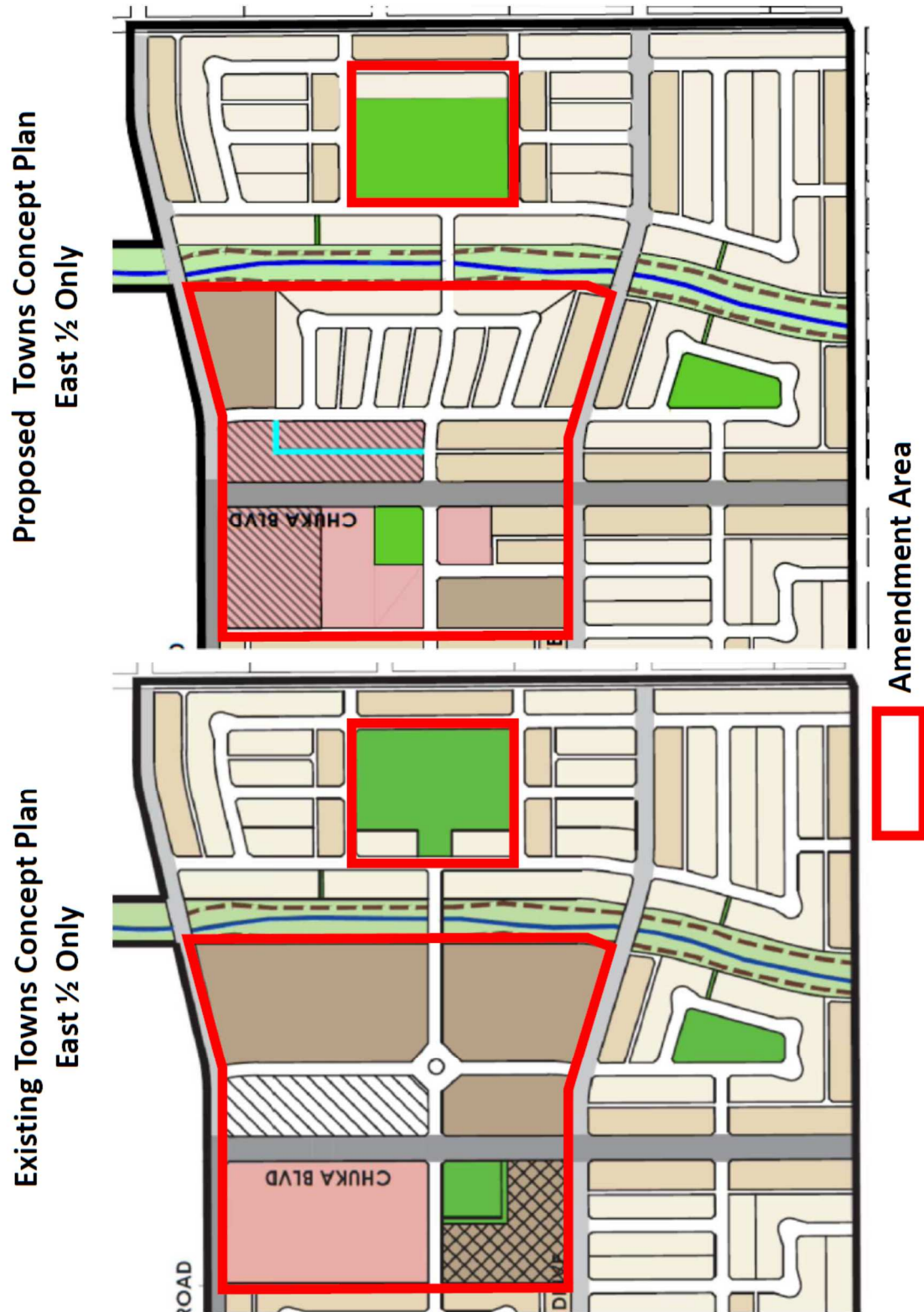
Context – Towns CP Within SENP Area



Existing Towns Concept Plan



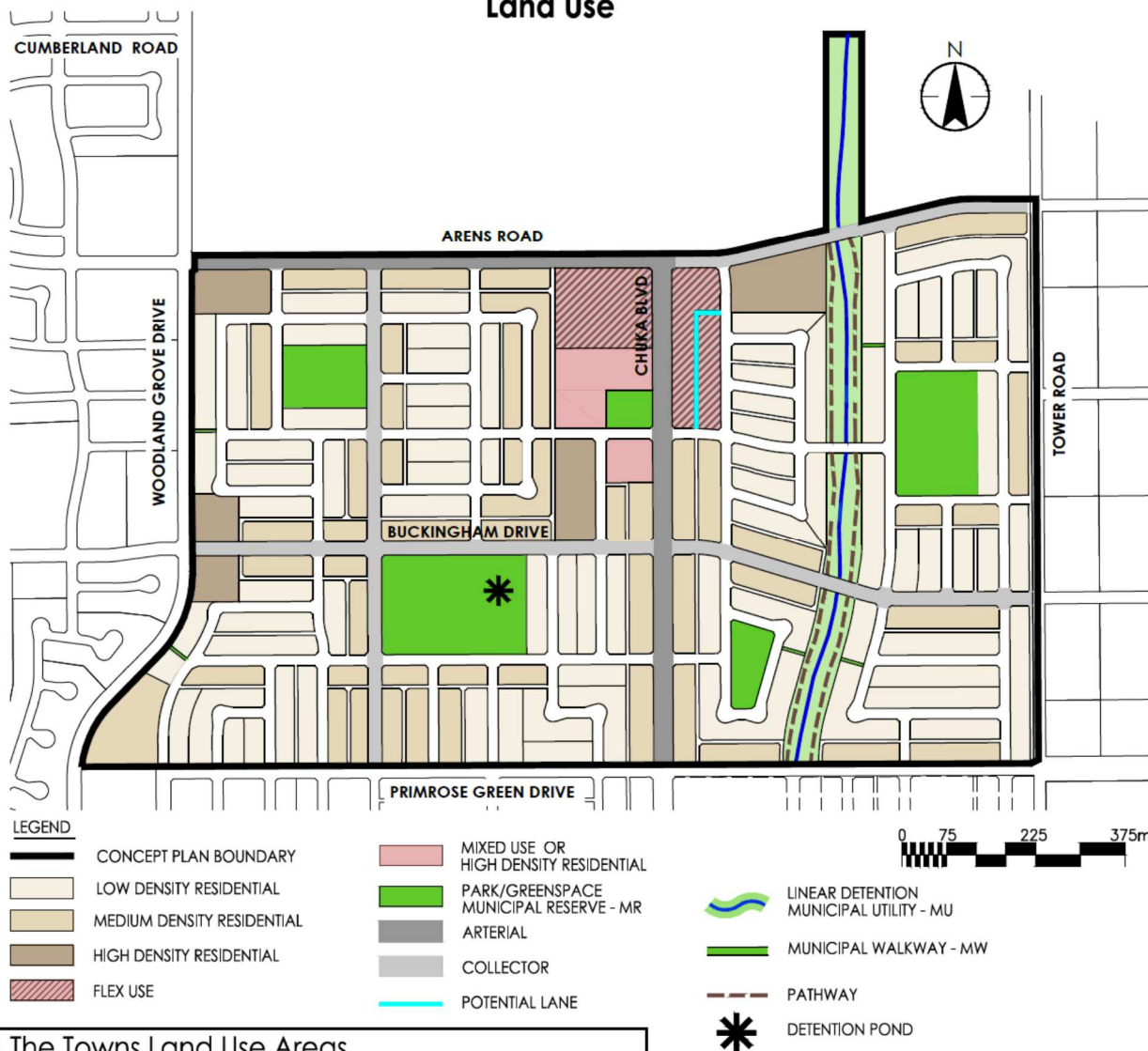
Towns Concept Plan – Proposed Amendments



Proposed New Towns Concept Plan – Land-Use Plan

Towns Concept Plan

Land Use



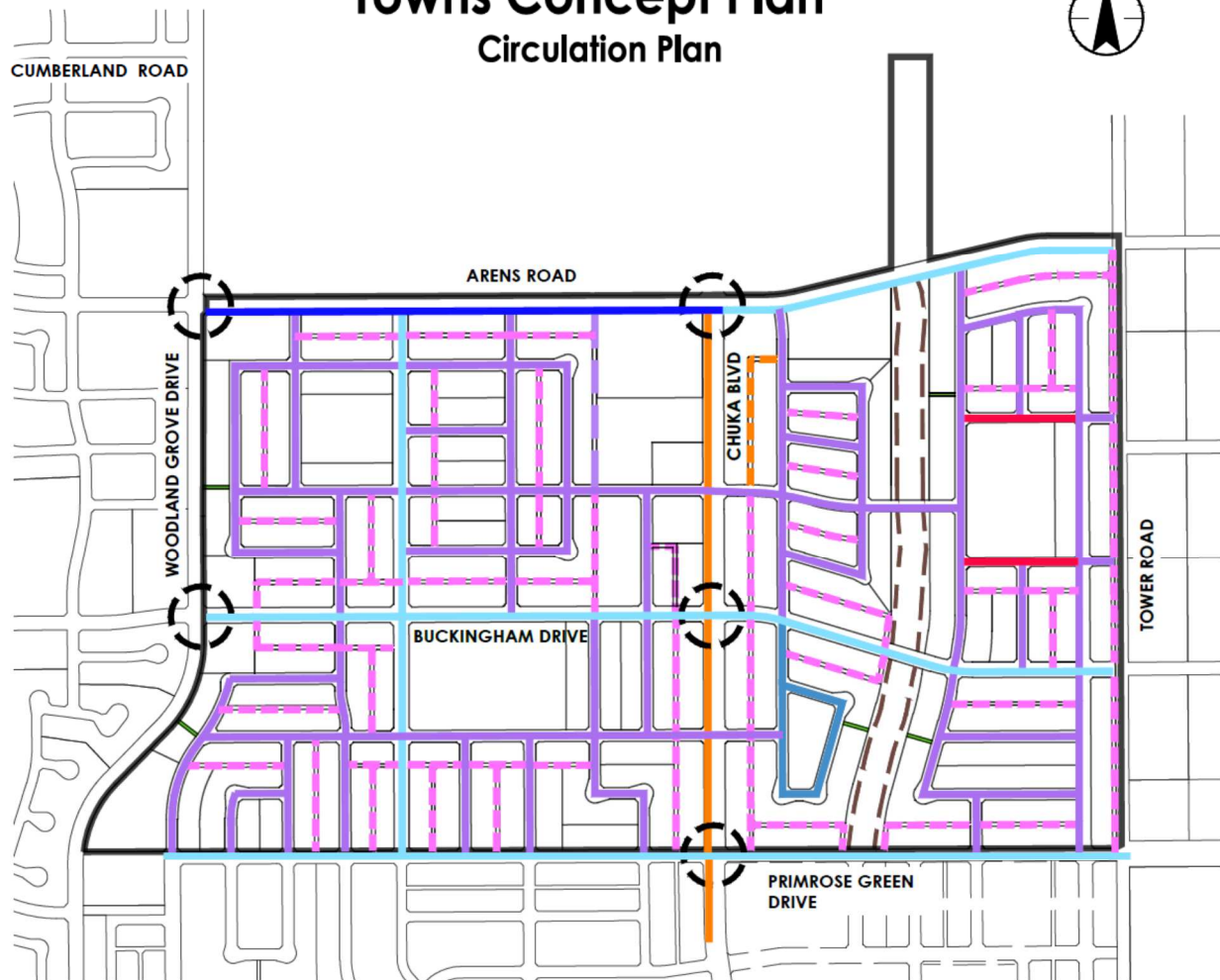
The Towns Land Use Areas

Land Use	Hectares	Acres	%
Residential			
Low Density Single Family Detached Dwelling	40.5	100.1	31.7%
Medium Density Multi Unit Dwellings	24.0	59.3	18.8%
High Density Multi Unit Dwellings	5.0	12.4	3.9%
Flex Use	4.3	10.6	3.4%
Mixed Use or High Density	2.3	5.7	1.8%
Total Residential	76.1	188.1	59.6%
Municipal Reserve	9.9	24.5	7.7%
Linear Detention	5.1	12.6	4.0%
Municipal Walkway	0.1	0.2	0.1%
Roadways	36.5	90.2	28.6%
Total Area	127.7	315.6	100.0%
Linear Detention Extension	1.9	4.7	N/A
Total Area + Linear Detention Extension	129.6	320.2	N/A

Proposed New Towns Concept Plan – Circulation Plan

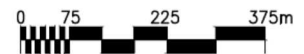
Towns Concept Plan

Circulation Plan



LEGEND

	CONCEPT PLAN BOUNDARY		6.0m LANE
	33.0m ARTERIAL		POTENTIAL 6.0m LANE
	24.0m ARTERIAL		7.5m LANE
	22.0m COLLECTOR		PATHWAY
	18.0m LOCAL RESIDENTIAL		WALKWAY
	15.0m LOCAL WITH MONO WALK		POTENTIAL SIGNALIZED INTERSECTION
	15.0m LOCAL WITH SEPARATE WALK		



To: Mayor Fougere and Members of City Council

Delegation: Dream Developments

Re: 17-Z-01: Zoning Amendment Application: Eastbrook Phase 2

I am Jason Carlston, VP with Dream in Regina here with Evan Hunchak GM Land Development.

The report before you, recommends the zoning designations that are consistent with the amended plan considered earlier this evening. The recommended zoning is required to facilitate the development of the land uses within the concept plan, as such, we concur with the recommendations and are prepared to address any questions.

Thank you for your time and consideration.

Jason Carlston

VP Land

Dream Development

March 27, 2017

To: His Worship the Mayor
And Members of City Council

Re: Zoning Amendment Application (17-Z-01) Eastbrook Phase 2

RECOMMENDATION

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION
– MARCH 1, 2017**

1. That the application to rezone Part of E ½, Sec 14, TWP 17, Rge 19, W2M as shown in the proposed zoning map (Appendix A-1) and described as follows be APPROVED, subject to City Council's approval of the related amended Towns Concept Plan:
 - a. MR3 from DSC-Designated Shopping Center Zone to PS - Public Service Zone.
 - b. Block B from PS- Public Service Zone to MX-Mixed Residential Business Zone.
 - c. Block 30 from DSC-Designated Shopping Center to R5-Residential Medium Density.
 - d. Blocks 25, 26, and the portion of Block 23 fronting Buckingham Drive from R6-Residential Multiple Housing Zone to R5-Residential Medium Density Zone.
 - e. Portion of Block 23 not fronting Buckingham Drive, and Blocks 24, 27, 28 and 29 from R6-Residential Multiple Housing Zone to DCD12-Suburban Narrow Lot Residential.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.

REGINA PLANNING COMMISSION – MARCH 1, 2017

Jason Carlston and Evan Hunchak, representing Dream, 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.

Councillors: Mike O'Donnell (Chairperson), Jerry Flegel and Barbara Young; Commissioners: David Bale, Pam Dmytriw, Phil Evans, Adrienne Hagen Lyster, Simon Kostic, Andre Kroeger, Laureen Snook and Steve Tunison were present during consideration of this report by the Regina Planning Commission.

The Regina Planning Commission, at its meeting held on March 1, 2017, considered the following report from the Administration:

RECOMMENDATION

1. That the application to rezone Part of E ½, Sec 14, TWP 17, Rge 19, W2M as shown in the proposed zoning map (Appendix A-1) and described as follows be APPROVED, subject to City Council's approval of the related amended Towns Concept Plan:
 - a. MR3 from DSC-Designated Shopping Center Zone to PS – Public Service Zone.
 - b. Block B from PS- Public Service Zone to MX-Mixed Residential Business Zone.
 - c. Block 30 from DSC-Designated Shopping Center to R5-Residential Medium Density.
 - d. Blocks 25, 26, and the portion of Block 23 fronting Buckingham Drive from R6-Residential Multiple Housing Zone to R5-Residential Medium Density Zone.
 - e. Portion of Block 23 not fronting Buckingham Drive, and Blocks 24, 27, 28 and 29 from R6-Residential Multiple Housing Zone to DCD12-Suburban Narrow Lot Residential.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
3. That this report be forwarded to the March 27, 2017 City Council meeting for approval, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

CONCLUSION

The applicant proposes to rezone the subject portion of land in support of the proposed amended Towns Concept Plan, which is being considered concurrently in a separate report. As with any amendment to a concept plan, impacts related to population density, land use configuration, servicing and policy are considered. This application for Zoning Bylaw amendment is necessary to ensure consistency with amended concept plan. The Administration's recommendations to rezone the subject lands are subject to City Council's approval of the related concept plan amendment.

The proposal complies with the development standards and regulations contained in *Regina Zoning Bylaw No. 9250* (Zoning Bylaw) and is consistent with the policies in *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP). Accordingly, the Administration recommends approval.

BACKGROUND

An application to amend the Zoning Bylaw has been submitted concerning the Eastbrook Subdivision. The Eastbrook Subdivision is within the Towns Concept Plan, approved by City

Council on April 25, 2016 (CR16-36). Zoning amendments for Phases 1, 2, 3 and 4 of the Eastbrook neighbourhood were also approved by City Council on April 25, 2016.

The applicant has also submitted a concept plan amendment pertaining to Phase 2 of Eastbrook which is being considered concurrently with this application. The concept plan application is assessing the impacts of changes in land use at the neighbourhood plan level and the subject application for zoning amendment recommends land use zones that are consistent with recommended changes to the concept plan.

This application is being considered pursuant to the Zoning Bylaw, the OCP and *The Planning and Development Act, 2007*.

DISCUSSION

Zoning and Land Use Details

The applicant proposes to rezone a portion of the lands within the previously approved Eastbrook Phase 2 area. This zoning amendment is being reviewed concurrently with a related application to amend the Towns Concept Plan, which governs the Eastbrook Subdivision. The concept plan application is considering the related impacts of the change in designation of the land uses at a neighbourhood plan level. The subject zoning amendment application is recommending land use zones that are consistent with the broad land use classification recommended in the concurrent concept plan amendment application.

Proposed zoning is described in Table 1 as follows and shown in Appendix A-1.

Table 1 – Recommended Zoning Amendments: Eastbrook Phase 2	
Land Description	Proposed Zoning
Block 23 (Portion fronting Buckingham Drive), 25, 26, and 30	R5 – Medium Density Residential Zone
Block 23 (Portion not fronting Buckingham Drive), 24, 27, 28, and 29	DCD –12 – Direct Control District
Block B	MX – Mixed Business Residential Zone
Block A and C	R6 – Residential Multiple Housing Zone
Block E and D	DSC – Designated Shopping Center
MR3, MU1, and MU2	PS – Public Service Zone

For comparison purposes the previously approved subdivision with zoning designations is attached as Appendix A-3.4. For reference, the existing concept plan of the Towns and proposed changes is presented in the report as Appendix A-3.1 and 3.2 respectively. All of the proposed zones are consistent with the land use designations in the proposed concept plan. Further changes within Phase 4 are to be dealt through a separate amendment at a later date.

As indicated, analysis of the overall change to the neighbourhood was conducted in the review of the concept plan. As with any change to a concept plan, impacts related to population density, land use configuration, servicing and policy were considered. The Zoning Bylaw amendment is necessary to ensure consistency with amended concept plan. The Administration's recommendations to rezone the subject lands are subject to City Council's approval of the related concept plan amendment.

Surrounding land uses currently include vacant lands in all directions. Lands to the north of Arens Road are slated for longer term residential development whereas lands in other directions are slated for immediate development as per the Towns concept plan.

RECOMMENDATION IMPLICATIONS

Financial Implications

Capital funding to provide municipal infrastructure that is required for subdivision and development in the concept plan area will be the sole responsibility of the developer. The municipal infrastructure that is built and funded by the developer will become the City's responsibility to operate and maintain through future budgets.

Environmental Implications

None with respect to this report.

Policy/Strategic Implications

The proposal is consistent with the policies contained within Part A: Policy Plan of the OCP with respect to:

Section D6: Housing

Goal 3 – Diversity of Housing Forms: Increase the diversity and innovation of housing forms and types to support the creating of complete neighbourhoods across Regina.

8.11 – Encourage developers to provide a greater mix of housing to accommodate households of different incomes, types, stages of life, and abilities in all neighbourhoods.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Communication with the public is summarized below:

Public notification signage posted on	January 31, 2017
Will be published in the Leader Post on	March 11, 2017 March 18, 2017
Letter sent to immediate property owners	N/A
Public Open House Held	N/A
Number of Public Comments Sheets Received	N/A

The application was circulated to the Arcola East Community Association. Following circulation, the Administration attempted follow up contact with the Community Association but did not receive a response prior to the deadline for submission of this report.

The applicant and other interested parties will receive a copy of the report and notification of the meeting to appear as a delegation in addition to receiving a written notification of City Council's decision.

DELEGATED AUTHORITY

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

Respectfully submitted,

REGINA PLANNING COMMISSION



Elaine Gohlke, Secretary



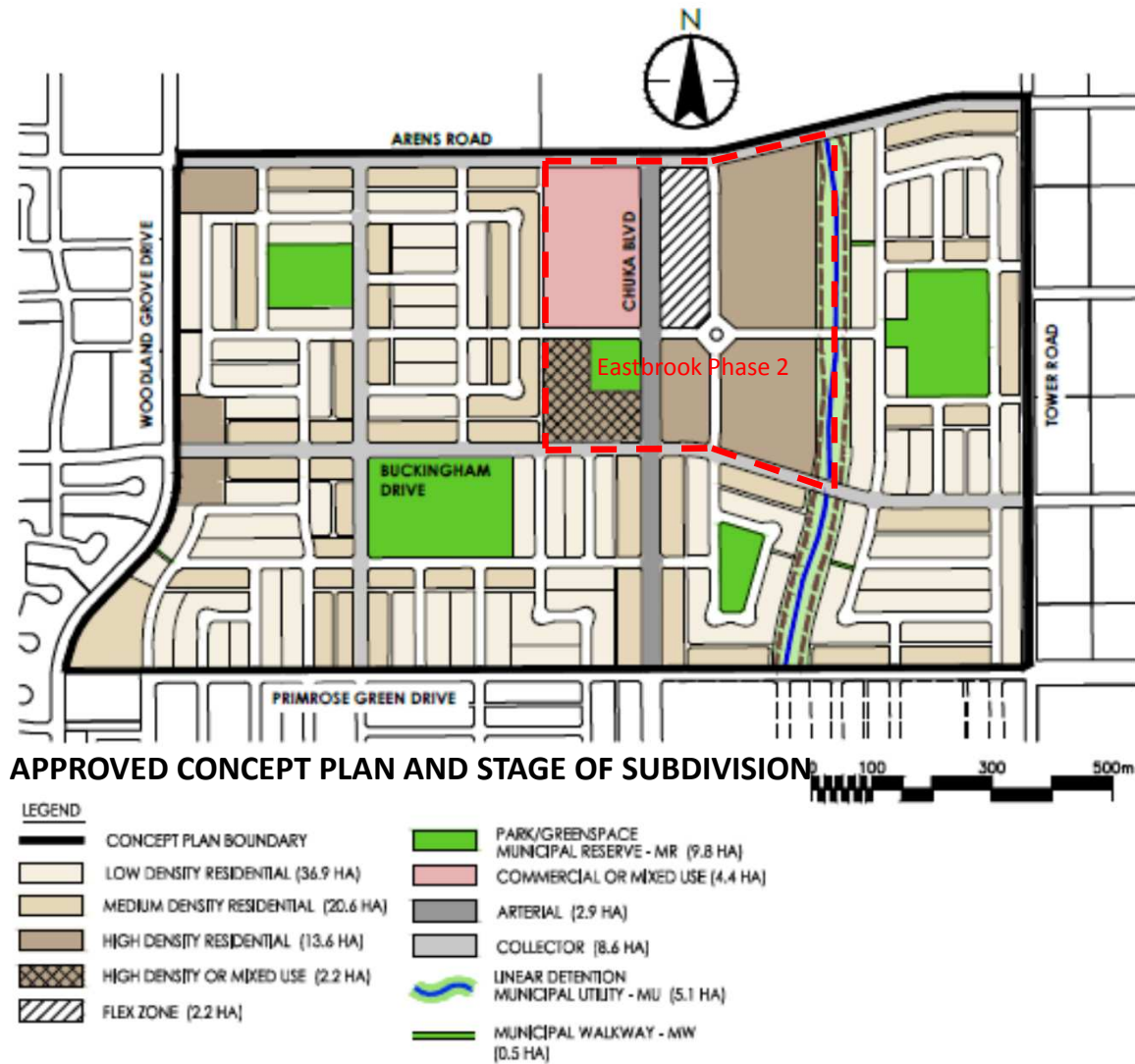
Proposed Eastbrook Phase 2

Civic Address/Subdivision

O:\UP\DWGS\DEVELOP\Z\2017\17-Z-01.dwg

Appendix A-3.1

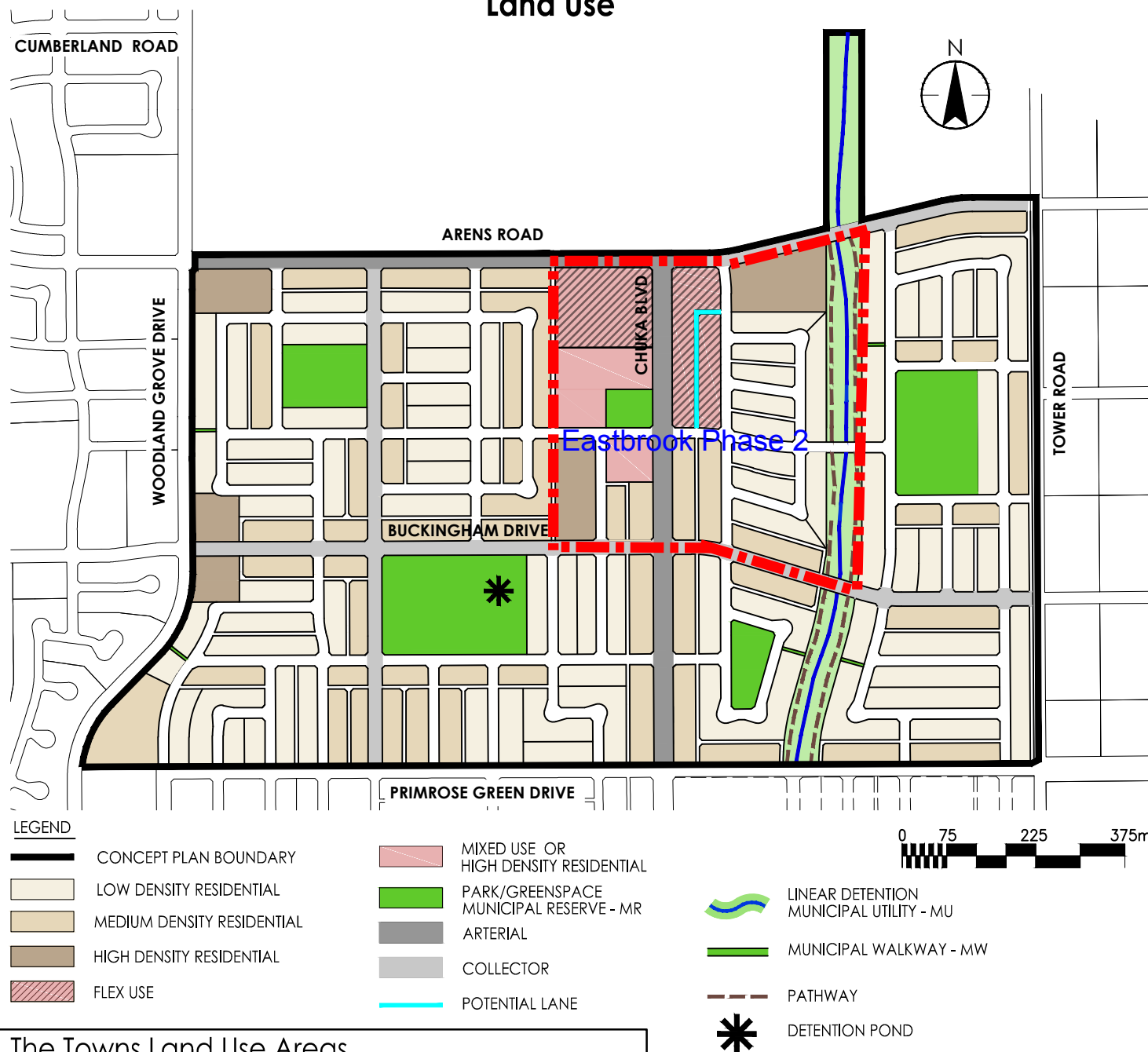
Approved on April 25, 2016
by City Council



Towns Concept Plan

Land Use

Appendix A-3.2
Proposed Amended Plan



The Towns Land Use Areas

Land Use	Hectares	Acres	%
Residential			
Low Density Single Family Detached Dwelling	40.5	100.1	31.7%
Medium Density Multi Unit Dwellings	24.0	59.3	18.8%
High Density Multi Unit Dwellings	5.0	12.4	3.9%
Flex Use	4.3	10.6	3.4%
Mixed Use or High Density	2.3	5.7	1.8%
Total Residential	76.1	188.1	59.6%
Municipal Reserve	9.9	24.5	7.7%
Linear Detention	5.1	12.6	4.0%
Municipal Walkway	0.1	0.2	0.1%
Roadways	36.5	90.2	28.6%
Total Area	127.7	315.6	100.0%
Linear Detention Extension	1.9	4.7	N/A
Total Area + Linear Detention Extension	129.6	320.2	N/A

EASTBROOK

PHASE 2

PLAN SHOWING
PROPOSED SUBDIVISION
OF PART OF
E1/2 SEC 14, TWP 17, RGE 19, W2 Mer
REGINA , SASKATCHEWAN
SCALE 1 : 1000

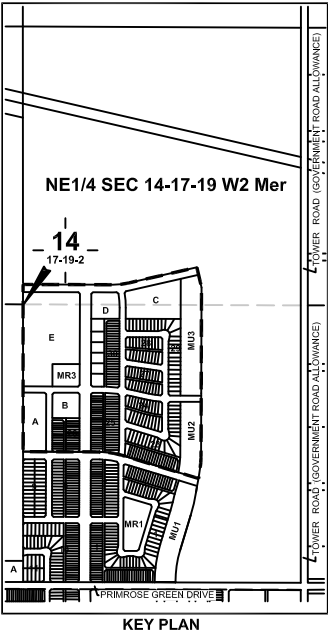
OWNER - DEVELOPER:
DREAM TOWNS LANDS SOUTH (GP) INC.

Vice-President Ragha Land

REDUCED DRAWING
* NOT TO SCALE *

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 %.
-Portion to be approved is outlined by a bold dashed line and contains 26.56 ha (65.64 ac).
-Typical corner cutoffs are 4.5 metres.
-Saleable Area = 16,25 ha (40,16 ac)

- ZONING:
- RESIDENTIAL 5 (R5)
 - RESIDENTIAL 6 (R6)
 - DIRECT CONTROL DISTRICT 12 (DCD12)
 - MIXED USE/COMMERCIAL
 - DESIGNATED SHOPPING CENTRE (DSC)
 - PUBLIC SERVICE (PS)



EASTBROOK

PHASE 2

PLAN SHOWING
PROPOSED SUBDIVISION
OF PART OF
E1/2 SEC 14, TWP 17, RGE 19, W2 Mer
REGINA , SASKATCHEWAN
SCALE 1 : 1000

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 26.56 ha (65.64 ac),
-Corner cutoffs are 4.5 metres.

CITY OF REGINA APPROVAL
The subdivision proposed herein outlined in bold is approved
under the provisions of Bylaw No. 7748-LA-884 of The
City of Regina.

Dated this _____ day of _____ A.D. 20 ____

CITY CLERK

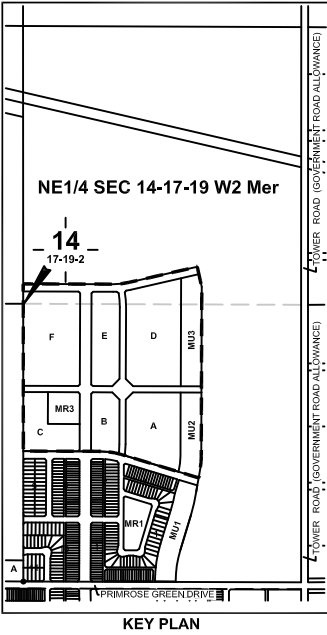
OWNER - DEVELOPER:

dream D
development

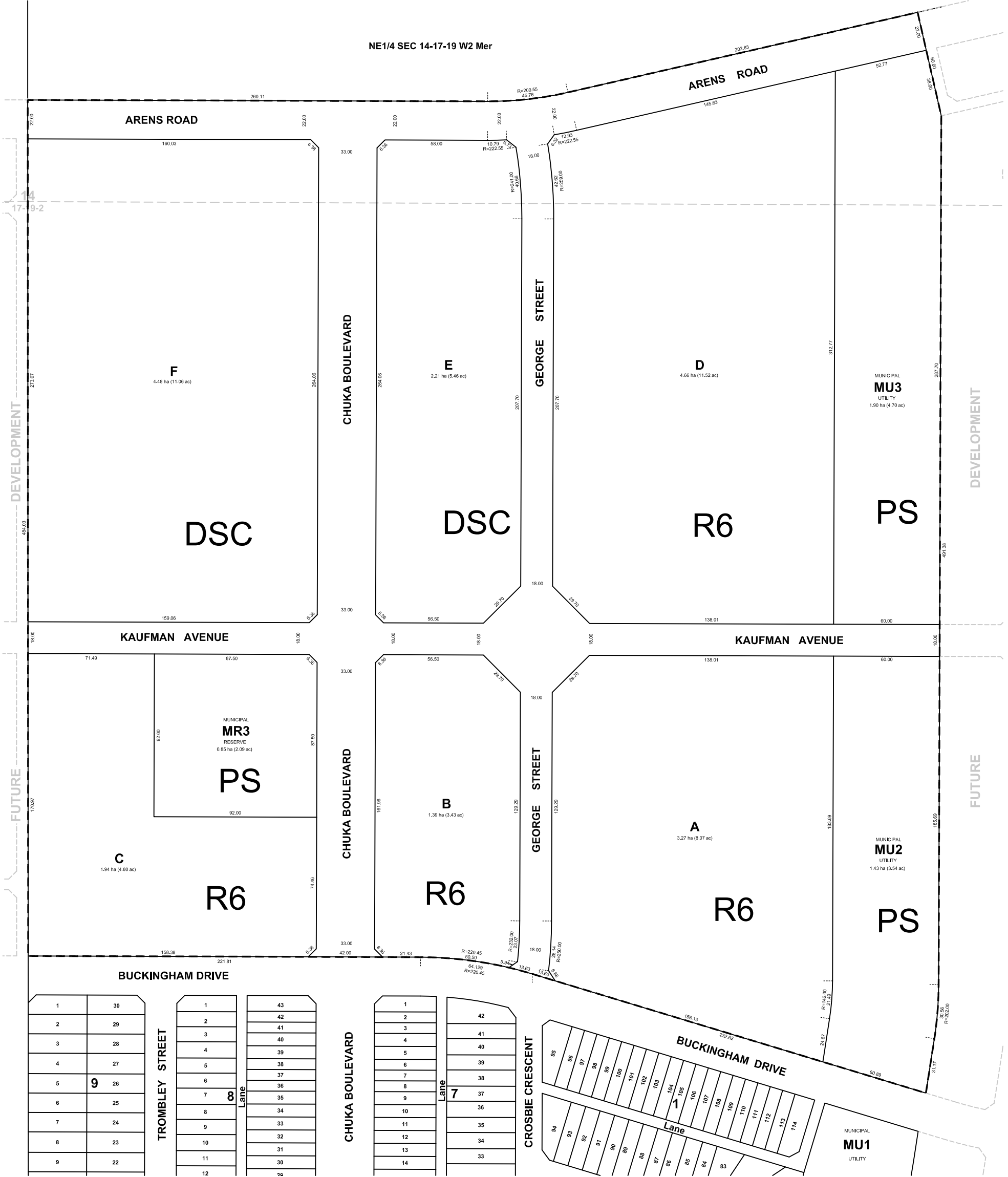
Vice-President Regina Land

Date _____ Saskatchewan Land Surveyor

REDUCED DRAWING
* NOT TO SCALE *



NE1/4 SEC 14-17-19 W2 Mer



BYLAW NO. 2017-12

DESIGN REGINA: THE OFFICIAL COMMUNITY PLAN
AMENDMENT BYLAW, 2017 (No. 2)

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

- 1 Bylaw No. 2013-48, being *Design Regina: The Official Community Plan Bylaw* is amended in the manner set forth in this Bylaw.
- 2 Part B.16, Section 1.4 is amended by striking out the words “Upon approval, concept plans shall be appended to this NP and will inform current planning processes.”
- 3 Part B.16, Section 8.2 Subsection 8.2(g) is amended by striking out the words “appended to this Neighbourhood Plan and”.
- 4 Part B.16, Section 8.2, Subsection 8.2(h) is amended by striking out the words “which form part of this Neighbourhood Plan”.
- 5 Part B.16, Section 8.4, Subsection 8.4(d) is amended by striking out the words “and appended concept plans”.
- 6 Part B.16 is amended by repealing Appendix A.
- 7 This Bylaw comes into force on the date of approval by the Ministry of Government Relations.

READ A FIRST TIME THIS 27th DAY OF March 2017.

READ A SECOND TIME THIS 27th DAY OF March 2017.

READ A THIRD TIME AND PASSED THIS 27th DAY OF March 2017.

Mayor

City Clerk (SEAL)

CERTIFIED A TRUE COPY

City Clerk

Approved by the Ministry of Government Relations
this _____ day of _____, 2017.

Ministry of Government Relations

Approved as to form this _____ day of _____, 20____.

City Solicitor

ABSTRACT

BYLAW NO. 2017-12

DESIGN REGINA: THE OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW, 2017 (No. 2)

PURPOSE:	To amend <i>Design Regina: The Official Community Plan Bylaw</i> .
ABSTRACT:	The proposed amendment will accommodate replacement of high density residential blocks with low density; reconfiguration of a mixed-use node and adjustments to the design of two new proposed parks.
STATUTORY AUTHORITY:	Part IV, Section 29(2) of <i>The Planning and Development Act, 2007</i> .
MINISTER'S APPROVAL:	Part IV, Section 39 of <i>The Planning and Development Act, 2007</i> .
PUBLIC HEARING:	Required, pursuant to section 207 of <i>The Planning and Development Act, 2007</i> .
PUBLIC NOTICE:	Required, pursuant to section 207 of <i>The Planning and Development Act, 2007</i> .
REFERENCE:	Regina Planning Commission, March 1, 2017, RPC17-6.
AMENDS/REPEALS:	Amends <i>Design Regina: The Official Community Plan Bylaw</i> .
CLASSIFICATION:	Regulatory
INITIATING DIVISION:	City Planning and Development
INITIATING DEPARTMENT:	Development Services

BYLAW NO. 2017-13

THE REGINA ZONING AMENDMENT BYLAW, 2017 (No. 2)

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. 3487) is amended by rezoning the lands in Regina, Saskatchewan, as outlined on the map attached as Appendix “A”, legally described as:

Legal Address: Part of E ½, Sec 14, Twp 17, Rge 19, W2M

Civic Address: N/A

Current Zoning: Within MR3
DSC – Designated Shopping Centre Zone

Proposed Zoning: PS – Public Service Zone

Current Zoning: Within Block B
PS – Public Service Zone

Proposed Zoning: MX – Mixed Residential Business Zone

Current Zoning: Within Block 30
DSC – Designated Shopping Centre Zone

Proposed Zoning: R5 – Residential Medium Density Zone

Current Zoning: Within Block 25, Block 26 and a Portion of Block 23
(fronting Buckingham Drive)
R6 – Residential Multiple Housing Zone

Proposed Zoning: R5 – Residential Medium Density

Current Zoning: Within Portion of Block 23 (not fronting Buckingham Drive), Block 24, Block 27, Block 28, Block 29
R6 – Residential Multiple Housing Zone

Proposed Zoning: DCD12 – Suburban Narrow Lot Residential Zone

Approved as to form this _____ day of _____, 20____.

City Solicitor

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

READ A FIRST TIME THIS 27th DAY OF March 2017.

READ A SECOND TIME THIS 27th DAY OF March 2017.

READ A THIRD TIME AND PASSED THIS 27th DAY OF March 2017.

Mayor

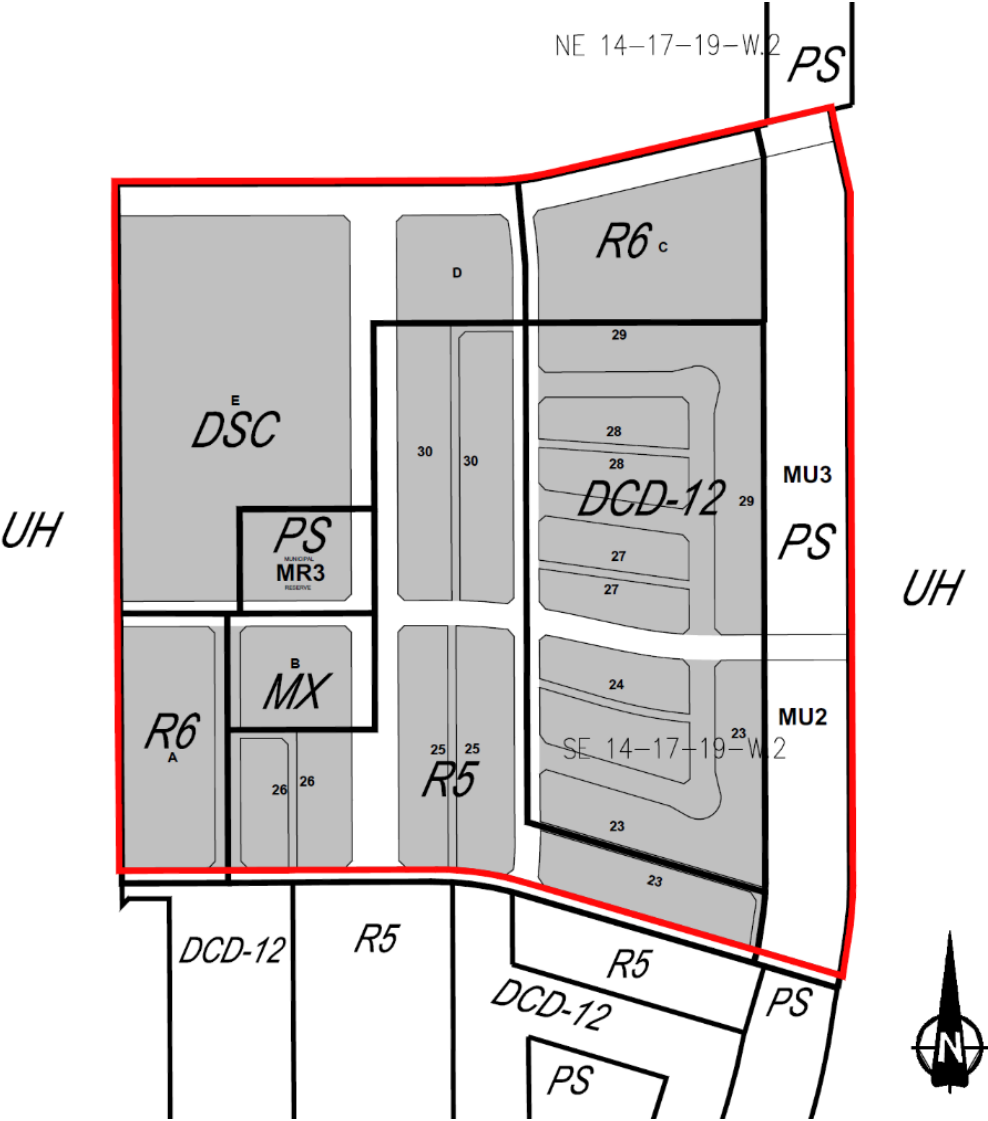
City Clerk

(SEAL)

CERTIFIED A TRUE COPY

City Clerk

APPENDIX “A”



ABSTRACT

BYLAW NO. 2017-13

THE REGINA ZONING AMENDMENT BYLAW, 2017 (No. 2)

PURPOSE:	To amend <i>Regina Zoning Bylaw No. 9250</i> .
ABSTRACT:	The proposed rezoning will allow for multiple lots for various types of residential and commercial development.
STATUTORY AUTHORITY:	Section 46 of <i>The Planning and Development Act, 2007</i> .
MINISTER'S APPROVAL:	N/A
PUBLIC HEARING:	Required, pursuant to section 207 of <i>The Planning and Development Act, 2007</i> .
PUBLIC NOTICE:	Required, pursuant to section 207 of <i>The Planning and Development Act, 2007</i> .
REFERENCE:	Regina Planning Commission, March 1, 2017, RPC17-7.
AMENDS/REPEALS:	Amends <i>Regina Zoning Bylaw No. 9250</i> .
CLASSIFICATION:	Regulatory
INITIATING DIVISION:	City Planning and Development
INITIATING DEPARTMENT:	Development Services



Regina City Council Delegation – Monday, March 27, 2017

RE: Food and Beverage for New Stadium (aka “Mosaic 2.0”)

Good evening ladies and gentlemen, my name is Chad Novak, and I am here once again representing the Saskatchewan Taxpayers Advocacy Group, which is a grassroots organization proudly standing up for the rights of individual taxpayers. I am here to address the elephant in the room – no, the City – the projected \$21 MILLION cost overrun for the Food and Beverage service at the new stadium, which I like to refer to as “Mosaic 2.0”.

Within this report, there are some concerning statements which I am hoping can be clarified for the residents of Regina, who entrusted our elected officials with the biggest infrastructure project in Regina’s history – even if it wasn’t really an essential item. Roads, sidewalks and water mains would have been better served by this kind of money, but that’s neither here nor there anymore, since the new Stadium is slated to open this summer.

What is most concerning to me is this statement from the report: *“In 2014, the Food & Beverage (F&B) project was removed from the scope of the \$278.2 million stadium construction project.”* I’m really, really curious here as to who made that call? Who decided to effectively add an open-ended cost at that time (*which we now know is AT LEAST \$21 MILLION*) on a project that was continually promised over and over again, to come in “on time and on budget”. Was this something that went through City Council, or was it negotiated by the former Chief Operating Officer, who was entrusted with such negotiations at the bequest of the Regina City Council through their vote to delegate that authority? Based on the report before you this evening (*See Appendix A*), it appears as though this was actually a decision put forward by the bidders – even though they ought to have known that they were required to come in on-time and on-budget, as had been publicly suggested. If they didn’t think the \$278.2 MILLION would cover that cost, they (*or better yet, the entrusted individual representative of the City of Regina*) should have come right out to the public and said it at that time – *and not wait a few years until we are at the point of no return and it’s either done or the stadium isn’t complete.*

Honestly, I really don’t care how this story is spun by the City of Regina, because, at the end of the day, **taxpayers are now paying \$21 MILLION more for this stadium**, which is entirely contrary to what many of you had run on in the 2012 Civic Election – remember that one, where it’s been claimed to have been the referendum on the stadium?

In the report, there are claims that this is exactly what the stadium reserve fund was designed for, to which I would argue that the very nature of a ‘reserve’ is for **unexpected costs**, and not ones that were originally included within the \$278M price tag, and especially not one that is considered crucial to the

stadium's operation. Let me be clear, this isn't a situation where it was decided half way through construction that we should maybe add a few more washrooms, or an escalator or two – ***this is an essential part of the project that was known to be required for the stadium's successful operation.*** What you have effectively done here is tied our hands, where we have no choice but to say “well, if it's essential to the operation, then of course, DO IT!!”

It is my sincere hope that the entire \$21 MILLION (*plus a hefty interest*) will be fully recouped within a reasonable timeframe. Of course, no one knows if this is going to be a reality, because as per the report, this is apparently still being negotiated. Oddly, though, Evraz Place must have thought this was a slam dunk, since they already put the call out for quotations on at least part of this very agenda item before you this evening. Interestingly enough, that RFQ closed today (*See Appendix B*). I should add that – since this appears to be simply a financing transaction, why is REAL not funding that transaction? It's no secret they can easily afford to, if push came to shove, given that **they have approximately \$60 MILLION in deferred revenues** (*See Appendix C*), and seem to be in a good enough financial position where they could, at the very least, fund this portion of the project entirely themselves through self-financing.

This, ladies and gentlemen, is up to you this evening. It is obviously not a matter of *whether it will get done*, it is a matter of *who will finance the food and beverage operation and construction*. I would suggest that you vote **against this motion** and force REAL to finance at least the \$9 MILLION being asked of you tonight.

Finally, there is something that, to my knowledge, is still up in the air at the stadium, which is the way this Food and Beverage operation will be run. For years, there have been some amazing local non-profits that have been granted a fundraising opportunity within the current stadium food and beverage services. Unfortunately though, as of the most recent media reports, it sounds as though this is still up in the air. I can't help but wonder – **why?** How is this fair to our community in any way? How is this ensuring this is viewed as a “community asset” when we don't even know if those most benefited by this service are going to be afforded the same opportunity they had in the current stadium?

Thank you for your time this evening, and I will gladly answer any questions you may have.

Appendix A

Food & Beverage Investment

In 2014, during the final review of the proposals to build the stadium, the qualified bidders recommended removal of the F&B component from the base building contract. The decision was made based on the value for money principle - the F&B requirements were more extensive than what was allowed for in the base building contract and more value would be recognized if the F&B project was completed independently from the base building. At this time, REAL assumed the responsibility for the development of the F&B plan and final design of the concessions, main kitchen and serveries.

Appendix B

Request for Quotation

*For: Catering, Suites and Kitchen
Smallwares*

RFQ Name: Stadium Smallwares
RFQ Release Date: March 16th, 2017
RFQ Closing Date: March 27th, 2017



The Regina Exhibition Association Limited
Evraz Place
1700 Elphinstone Street
P.O. Box 167
Regina, SK. S4P 2Z6
Contact: Jeff Barschel

Appendix C

5. Deferred grants and other contributions	2015	2014
	\$	\$
Opening deferred grants and other contributions	63,391,660	66,036,940
Amounts deferred in year	485,093	659,650
Amounts recognized in year	3,308,959	3,304,930
Ending deferred grants and other contributions	60,567,794	63,391,660

A payment of \$5,118,869 from the City of Regina is included in Deferred revenue and deposits to be used towards future funding of the International Trade Centre.

Good evening Mayor and City Councilors,

My name is Kari Stenson, I am President of the Saskatchewan Craft Brewers Association and with me is Jamie Singer, Treasurer of the Saskatchewan Craft Brewers Association. We represent 13 craft breweries from across the province, including Regina, Saskatoon, Swift Current and more.

The local craft beer industry is growing rapidly and represents \$30 million dollars of economic activity per year.

We employ hundreds of Saskatchewan workers, and buy locally grown products like barley, wheat, lentils, fruit and honey to make our beer.

Our members win awards and receive global recognition for the high-quality beer we make, as well as for business excellence. Rebellion Brewing just launched a beer in Australia that received national media coverage there. Black Bridge Brewing recently won a provincial ABEX award, as well as several national brewing awards. A recent article on SK craft beer ran in major newspapers across the country, which compared our industry to the prestigious and world renowned Okanagan wine industry.

The secret is out: Saskatchewan is home to world class craft beer.

Less than five years ago, there were only a handful of local breweries, in that time, our membership has more than doubled. You can find our products at hundreds of locations across the province, including restaurants, pubs and liquor retailers. We are an integral part of the Saskatchewan economy and we serve a thirsty, passionate audience that loves a delicious, high quality product. We are also becoming an important part of the provincial tourism industry. Many visitors to the province actively seek us out in their quest for products which are uniquely Saskatchewan. A web based map will be launched this year allowing users to locate the craft breweries located throughout the province and learn about our products and history.

We are excited about the new stadium and the new opportunities it represents for local producers like us.

Across Canada and the United States, progressive sports stadiums and entertainment facilities are responding to customer demand for greater selection of local craft-beer. CenturyLink Field, home to the Seattle Seahawks, offers over 30 local craft beers. The Kansas City Royals are launching an official team beer brewed by a local craft brewery, to be served at Kaufman Stadium. BC Place in Vancouver proudly offers three craft beers produced in the immediate area.

When a city has craft beer on tap in their stadium, everyone wins. Consumers get more choice, local producers get exposed to a wider audience and profits are reinvested into the local economy.

It just makes economic sense.

Through discussions with city and stadium officials, and our own research, we can setup self-sufficient booths offering a variety of local craft beer from our members. These booths would be extremely cost effective to install and operate, while still being functional and looking professional. We do not need to be part of the massive beer system being installed for Molson Coors.

The SCBA has had numerous discussions with city administrators and officials from REAL over the last 2 years. Verbal assurances have been made repeatedly that local craft beer will be offered in the new stadium. This has also been stated on the official RRI Twitter account, and has been stated multiple times during public speaking engagements by various city officials.

However, to-date, we have not received any assurances in writing, nor is there any mention of local craft beer in the document being reviewed today.

Mayor and Councilors, I have two questions for you today:

First, will Saskatchewan producers be given the opportunity to offer their products in the new stadium?

And second, does the estimated \$20.5 million dollar Food and Beverage project include consideration for Saskatchewan craft-beer producers?

Thank you for your time.





March 27, 2017

To: His Worship the Mayor
And Members of City Council

Re: Regina Revitalization Initiative Stadium Project – Delegation of Authority and RRI
Stadium Reserve for Food & Beverage

RECOMMENDATION

**RECOMMENDATION OF THE EXECUTIVE COMMITTEE
- MARCH 15, 2017**

1. That City Council delegate authority to the City Manager or designate to negotiate and approve the final operations & maintenance (O&M) agreement of the new stadium for Regina Exhibition Association Ltd. (REAL).
2. That all authority formerly delegated to the Deputy City Manager & COO position in City Council report CR13-97 be assigned to the City Manager or designate regarding the *SaskSport Stadium Lease*.
3. That City Council authorize the City Clerk to execute, after review and approval from the City Solicitor, the O&M agreement and the *SaskSport Stadium Lease*.
4. That City Council approve withdrawal of up to \$9 million from the RRI Stadium Reserve for investment in the Food & Beverage project for the new stadium.

EXECUTIVE COMMITTEE - MARCH 15, 2017

The Committee adopted a resolution to concur in the recommendation contained in the report. Recommendation #5 does not require City Council approval.

Mayor Michael Fougere, Councillors: Andrew Stevens (Chairperson), Lori Bresciani, Sharron Bryce, John Findura, Jerry Flegel, Jason Mancinelli, Joel Murray and Barbara Young were present during consideration of this report by the Executive Committee.

The Executive Committee, at its meeting held on March 15, 2017, considered the following report from the Administration:

RECOMMENDATION

1. That City Council delegate authority to the City Manager or designate to negotiate and approve the final operations & maintenance (O&M) agreement of the new stadium for Regina Exhibition Association Ltd. (REAL).
2. That all authority formerly delegated to the Deputy City Manager & COO position in City Council report CR13-97 be assigned to the City Manager or designate regarding the *SaskSport Stadium Lease*.
3. That City Council authorize the City Clerk to execute, after review and approval from the City Solicitor, the O&M agreement and the *SaskSport Stadium Lease*.
4. That City Council approve withdrawal of up to \$9 million from the RRI Stadium Reserve for investment in the Food & Beverage project for the new stadium.
5. That this report be forwarded to the March 27, 2017 meeting of City Council for approval.

CONCLUSION

Within report CR12-134, Council approved Administration to develop an operation and maintenance (O&M) agreement with Regina Exhibition Association Ltd. (REAL) for the new stadium. The O&M agreement will outline the services REAL will provide, the standard for these services, preventative maintenance requirements and the fee REAL will be paid to provide these services.

City Council approved delegation of authority to the former Deputy City Manager & COO to approve the *SaskSport Stadium Lease* in report CR 13-97. Due to organizational structure changes within the City, a revision to delegated authority is required.

In 2014, the Food & Beverage (F&B) project was removed from the scope of the \$278.2 million stadium construction project. Subsequently, a F&B plan was developed that would utilize multiple local suppliers resulting in a service model that would be unique to multi-purpose venues of this size in Canada. The initial cost projections for F&B were estimated based on a more traditional model of one service provider. A withdrawal from the RRI Stadium Reserve is required to complete the F&B project and ensure stadium patrons have access to high-quality F&B service.

BACKGROUND

Operations & Maintenance Agreement with REAL

Under report CR12-134, Council approved Administration to develop an agreement with REAL to operate and maintain the new stadium. Based on the affordability of the results of the stadium financial model, Administration recommended to proceed with a Design / Build / Finance (DBF)

Public Private Partnership (P3) for the replacement of the old stadium. With the placement of the stadium adjacent to property currently managed by REAL, Administration recommended this model as there are synergies of combining the operating and maintenance components under one provider. The intent is to enter a long term O&M agreement with REAL where they provide base building services, such as security, custodial and event management.

SaskSport Stadium Lease

Under report 13-97, Council authorized the City Solicitor and the Deputy City Manager & COO to approve the final form of the lease agreement with SaskSport. Due to City corporate reorganization, delegation of authority is required to be reassigned to the City Manager.

Food & Beverage Investment

In 2014, during the final review of the proposals to build the stadium, the qualified bidders recommended removal of the F&B component from the base building contract. The decision was made based on the value for money principle - the F&B requirements were more extensive than what was allowed for in the base building contract and more value would be recognized if the F&B project was completed independently from the base building. At this time, REAL assumed the responsibility for the development of the F&B plan and final design of the concessions, main kitchen and serveries.

DISCUSSION

Operations & Maintenance Agreement with REAL

Administration is in the process of finalizing the long term O&M agreement with REAL which will define the service level requirements for the tenants and community users, as well as outline the required preventative maintenance work to meet the City's standards of facility maintenance. The O&M agreement will be finalized and executed by May 31, 2017.

SaskSport Stadium Lease

Administration is in the final stages of completing the lease with SaskSport which is based on the terms agreed to under the *SaskSport Offer to Lease*. The lease will be completed prior to SaskSport taking possession of the space on April 1, 2017.

Food & Beverage Investment

REAL presented a F&B plan in 2015 that was non-traditional but supported and highlighted national and local businesses. Typically, in a stadium this size, one vendor would operate all concession and kitchen spaces. The plan presented by REAL sees local businesses engaged to operate concession spaces throughout the concourse. Plan benefits include:

- Leveraging the experience and knowledge of REAL to provide food services and manage service provider relationships
- Capital costs, for equipment, are contributed by those who will profit and provide the F&B services
- Providing a variety of food options to stadium users from local vendors provides an opportunity for local vendors to showcase their products
- Maintaining the original strategy of having REAL responsible for F&B

In 2016, Administration collaborated with REAL, the vendors and the design team to complete the design of the concessions, F&B services and kitchen spaces. Completion of the design initiated the process to issue RFPs for the construction manager, beer distribution system and kitchen equipment.

The F&B investment is forecasted at \$20.5 million and includes the following components:

- Final design, such as the layout of each concession space based on the vendor's requirements
- Construction fit out, such as flooring, drywall, painting, electrical, etc.
- Kitchen equipment which includes equipment for the main kitchens, F&B service and concession spaces
- Beer conduit and distribution system which is the centralized beer system that will service all the concessions
- Mobile carts will be located throughout the stadium to provide additional F&B services
- Digital menu boards will be placed in each one of the concession spaces for each of the vendors
- Kitchen small wares, such as pots, pans, cutlery and plates
- Point of sale system (cash registers) for each of the concession spaces

To date, the F&B project has been funded for a total of \$11.8 million. At this time, work is still being done to finalize the costs for some of the items mentioned above, but currently the project is forecasting a requirement to withdraw funds from the RRI Stadium Reserve in a value of up to \$9 million to complete the F&B project.

In July 2013, under report CR 13-101, Council approved the establishment of an RRI Stadium Reserve. This reserve was created to provide funding for ongoing operation and capital expenditures. F&B is a capital investment that is crucial to stadium operations and as such, the Administration recommends using funds from the RRI Stadium Reserve.

Administration is currently working with REAL on how these funds would be repaid over time from F&B revenues recognized from sporting games, major concerts and other events held in the lounge spaces.

RECOMMENDATION IMPLICATIONS

Financial Implications

The RRI Stadium Reserve has sufficient funding to complete the F&B project. The current reserve balance is \$20.7 million.

Environmental Implications

None related to this report.

Strategic Implications

None related to this report.

Other Implications

None related to this report.

Accessibility Implications

None related to this report.

COMMUNICATIONS

Consistent with the approved communications outcomes, Administration will continue to keep the public and stakeholders informed of progress and decisions made related to the Regina Revitalization Initiative (RRI) which includes the stadium construction project. The RRI project website will be updated to include a copy of this report in the reference section.

DELEGATED AUTHORITY

The recommendations contained in this report require City Council approval.

Respectfully submitted,

EXECUTIVE COMMITTEE

A handwritten signature in black ink, appearing to read 'Jim Nicol', is written over a horizontal line.

Jim Nicol, Secretary

Good evening Your Worship, Members of Regina City Council.

My name is John Hopkins and I am the Chief Executive Officer of the Regina & District Chamber of Commerce. I am here today to provide our perspective on the 2017 Reassessment Tax Policy Report before you.

I want to begin my comments by thanking Mr Barr for his years of service and to wish him nothing but the best in his retirement. Over the years I have relied on his exceptional understanding of property assessment methodology as well as his keen insight into property tax policy.

I would like to begin by restating what is in the report but it is sometimes the source of a lot of confusion.

Reassessment in and by itself does not increase the total amount of taxes paid. It redistributes the taxes within the class.

I have had this discussion with many people who have been mistakenly of the view that this is a tax grab by the City which it is not.

Moreover, the mill rate factors that are outlined in this report do not shift taxes from the non residential sector to residential sector or vice versa; they distribute the taxes based on a split of roughly 63% residential and 37% commercial on a revenue neutral basis, again another source of misunderstanding.

There are other ways to look at how taxes are distributed including looking at the ratio of nonresidential/residential. When looking at this approach in 2016 Regina's rate was 2.23. However as the report before you states:

(T)here are significantly different assessment cycles and base years in provincial legislation(s)....For example Regina's 2016 ratio is calculated on an assessment base year of 2011 while Calgary's ratio was calculated on an assessment base year of 2016.

Incidentally, even during this first year of the reassessment cycle we are still using data older than Calgary's given the base date for this reassessment is January 2015. This is a significant challenge we face with our 4 year reassessment cycles.

Because a question was asked about nonresidential/residential ratios during budget night I thought I would also share with you that according to Jack Vicq a Professor Emeritus of Accounting in the College of Commerce, University of Saskatchewan as outlined in *A Tax Framework for Saskatchewan's Continuing Prosperity* the ratio from an accounting perspective should be no higher than 1.43 and I quote:

(W)hich would equalize the effective rate of tax as businesses can deduct property tax from their personal and corporate income tax liability.

Still another way of looking at property taxes is to look at the levy per \$1,000 of assessment. When looking at this methodology Calgary's non-residential taxes paid per \$1,000 of assessed value using Altus Group's 2016 report is \$15.93 versus \$22.30 for Regina, a 40% higher rate than Calgary but again this is not really comparing apples to apples because Calgary uses a very different assessment cycle.

When looking at property tax as a whole according to the most recent City of Calgary Property Tax Survey release using 2016 data Regina has the 2nd lowest property tax per capita out of 15 communities at \$515 which is \$139.56 lower than the average or put another way we are 27% lower than the average.

Since the infamous reassessment in 1997 which created enormous instability and upheaval in our community we have worked with your administration on phase-ins. The phase-in that is being proposed is consistent to what we have done historically. The phase-in essentially calls upon those who are getting large decreases to forego a portion of the decrease to allow those who are facing large increases to be phased in at a slower rate. This property tax policy is revenue neutral to the City of Regina.

In conclusion, we believe that we have a property tax policy approach that is reasonable and equitable, one that provides stability and predictability and we encourage you to support the recommendations within the report as presented.

Thank you,
John Hopkins
Chief Executive Officer

March 27, 2017

March 28, 2017

To: His Worship the Mayor
And Members of City Council

Re: 2017 Reassessment Tax Policy

RECOMMENDATION

**RECOMMENDATION OF THE FINANCE AND ADMINISTRATION COMMITTEE -
MARCH 7, 2017**

1. That the following principles be adopted in establishing mill rate factors for 2017:
 - a) That the relative share of property taxes between the Residential and Non-Residential Properties does not change due to reassessment.
 - b) That long-term stability be considered in establishing tax policies for mill rate factors.
2. That mill rate factors be set for the group of residential classes of properties and the group of non-residential properties such that the above recommendations are applied.
3. That the subclass for Golf Courses be continued and the mill rate factor set so that the effective tax rate is equal to 65 per cent of the effective commercial tax rate.
4. That a phase-in of property tax changes be implemented for the Commercial and Industrial class of properties for changes in property taxes as a result of the 2017 reassessment, whereby the phase-in shall be revenue-neutral by phasing in decreases and increases, with decreases and increases applied as follows:
 - 2017 increases and decreases limited to 1/3 of the property tax change.
 - 2018 increases and decreases limited to 2/3 of the property tax change.
 - 2019 the full increase or decrease would be applied.
5. That the City Solicitor be instructed to prepare the necessary bylaws.

FINANCE AND ADMINISTRATION COMMITTEE - MARCH 7, 2017

John Hopkins, representing Regina and District Chamber of Commerce addressed the Committee.

The Committee adopted a resolution to concur in the recommendation contained in the report. Recommendation #6 does not require City Council approval.

Councillors: Bob Hawkins (Chairperson), Sharron Bryce, John Findura, Jason Mancinelli 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 7, 2017, considered the following report from the Administration:

RECOMMENDATION

1. That the following principles be adopted in establishing mill rate factors for 2017:
 - a) That the relative share of property taxes between the Residential and Non-Residential Properties does not change due to reassessment.
 - b) That long-term stability be considered in establishing tax policies for mill rate factors.
2. That mill rate factors be set for the group of residential classes of properties and the group of non-residential properties such that the above recommendations are applied.
3. That the subclass for Golf Courses be continued and the mill rate factor set so that the effective tax rate is equal to 65 per cent of the effective commercial tax rate.
4. That a phase-in of property tax changes be implemented for the Commercial and Industrial class of properties for changes in property taxes as a result of the 2017 reassessment, whereby the phase-in shall be revenue-neutral by phasing in decreases and increases, with decreases and increases applied as follows:
 - 2017 increases and decreases limited to 1/3 of the property tax change.
 - 2018 increases and decreases limited to 2/3 of the property tax change.
 - 2019 the full increase or decrease would be applied.
5. That the City Solicitor be instructed to prepare the necessary bylaws.
6. That this report be forwarded to the March 27, 2017 City Council meeting for approval.

CONCLUSION

The goal of all stakeholders in the assessment system is a result in values that better reflect market values. The 2017 reassessment utilizes an assessment system that is results-based and is aligned with the assessment systems used across Canada. The application of the Income Approach to Value for assessing commercial and multifamily properties and the application of the Sales Comparison Approach to Value for residential properties and the resulting property taxes are reflective of the general market values of the properties. In each reassessment, there is a rebalancing of the share of property taxes that occurs with the updating of the assessment base year.

Consideration of policy to apply tax tools is important in reassessment. There are some tax tools that are intended to provide the ability to mitigate impacts of reassessment for groups of properties. There are also tax tools not specific to reassessment that provide the ability to apply public policy and can determine the incidence of property tax in the best interest of the municipality or community as a whole. Tax policy principles applied consistently to reassessments will provide long-term stability, transparency and predictability that will promote fairness.

City Council has established some long-standing principles that support stability in the tax base and the principles should be continued.

If the recommendations in this report are adopted and considering the policies already adopted by City Council, the following are the tax policies that will be in place for the 2017 tax year:

1. A phase-in of tax changes due to the 2017 reassessment for commercial class properties that would phase in all increases and decreases so that 1/3 of the change would occur in 2017; 2/3 of the change would occur in 2018; and 100 per cent of the change would occur in 2019.
2. The policy of not changing the relative share of taxes due to reassessment would continue. There would be three mill rate factors with the mill rate factors calculated based on the assessment roll as of January 5, 2017, as follows:

Residential Group	0.91152
Non Residential Group	1.21040
Golf Courses	0.78654

The residential group's relative share of the property taxes would be 63.4 percent while the non-residential group would be 36.6 percent. The resulting effective tax rate for commercial is 1.66 times the residential rate.

The mill rates and mill rate factors will be set in the 2017 *Property Tax Bylaw* to be considered by City Council once the province provides the education mill rates. By legislation, the Education mill rate must be provided before May 1, 2017. In addition to City Council's tax policy decisions, the School Boards and the Ministry of Education will have to decide whether they will adopt, where provided for in legislation, the tax policies chosen by City Council.

BACKGROUND

2017 is a reassessment year, which is mandated by provincial legislation. This means that all property in the province will have assessment values recalculated to a new base date. A base date is similar to an appraisal date, with the 2017 reassessment updating values from a January 1, 2011 base date to a January 1, 2015 base date. The purpose of the reassessment is to ensure the property tax is allocated fairly and equitably based on up-to-date information and more current values. The reassessment is, for the most part, a calculation exercise and does not involve re-inspecting each property.

The City inspects between 6,500 and 7,500 properties on an annual basis and maintains data on every property in the city. The assessments are updated to the new base date based on analysis of the extensive property characteristic data and market data that reflects the base date set out in legislation. Although reassessment changes the assessments, it does not generate revenue for the City. The only way the overall revenue for the City will change is through the budget process. The revenue required for property taxes is allocated to individual properties by the assessment. Each year, the mill rate is set to generate the amount of taxes required in the budget. In reassessment years when the overall assessment increases due to reassessment, the mill rate is reset to a level that generates the taxes approved in the budget. An important role for City Council in the reassessment is reviewing and approving the tax policy options that are available.

DISCUSSION

There are six major aspects associated with completing a reassessment:

1. Legislative Framework

- The 2017 reassessment is mandated by provincial legislation. Legislation requires a revaluation or reassessment every four years and given that the last reassessment occurred in 2013, then 2017 is the next year for reassessment.
- Legislation requires that each revaluation be reflective of a base date. The base date for the 2017 reassessment has been set as January 1, 2015.

Important legislation that provides the underpinning of the assessment valuation process is in the following sections:

- Section 163 of *The Cities Act* has definitions for market value, market valuation standard, mass appraisal, regulated property and regulated property valuation standard. These definitions provide the basis for the mass appraisal market value assessment system by describing market value, setting the market valuation standard for how market value is to be determined and describing mass appraisal.
- Section 163 of *The Cities Act* also has definitions for regulated property and the regulated property valuation standard that provides a regulated assessment system for application to agricultural land, resource production equipment, railway, roadways, heavy industrial property and pipelines.
- Section 171 of *The Cities Act* sets out a requirement for owners of income-producing properties to provide the Assessor with information respecting the income generated and the expenses incurred by the owner's property for the previous fiscal year. This information is used to value commercial and multifamily property as appropriate.

Assessments are determined by the City Assessor following legislation, guidelines produced by the Saskatchewan Assessment Management Agency and professional mass appraisal practice. Property owners are encouraged to discuss concerns with an assessor to ensure they understand how the value was arrived at. The assessment and tax web pages provide key information to review a property's assessment, including the key characteristics for each property, sales used in the analysis and the valuation models and a property owner can review the assessment on any property for comparison purposes. A formal legislated appeal process is available should an owner believe there is an error in the assessment. A property owner may appeal to the Board of Revision and there is the right to appeal a decision of the Board of Revision to the Saskatchewan Municipal Board. Decisions from the Saskatchewan Municipal Board can be appealed to the Saskatchewan Court of Appeal on points of law.

2. Calculation of Assessments

This is a process requiring the gathering of data about the properties to be assessed, market data on property sales and for some properties, income and expenses for the property. Detailed and thorough analysis is applied to create valuation models, the final step being the application of statistical models to the property data to produce valuations. The 2017 reassessment values were communicated by letters advising of the estimated 2017 reassessment values, the 2016 assessment and property tax information, as well as a projected impact of the 2017 reassessment on municipal property taxes were mailed on August 27, 2012.

Assessment notices were mailed January 5, 2017. For each mailing, to answer questions, explain the assessment and address concerns, an enhanced customer service response was put in place that included having all staff available, using a phone queuing system and self service information available on the assessment and taxation web pages.

3. Determination of Impacts

Once the assessments are calculated, the results are considered as a whole to determine the impacts on various groups of properties. Impact analysis has been carried out. Letters were provided to each property owner that provided the 2016 assessment, the 2017 reassessment, and an estimate of the impact on municipal and library taxes due to reassessment using revenue-neutral tax rates. It was not possible to estimate the school taxes for this letter as the province has not set the education level of property tax funding required, tax policy and mill rates. Once the Province announces the mill rates the City website will be updated to show an estimate of education tax for each property.

The change in assessment is summarized in the table below.

2016 to 2017 Assessment Comparison

Property Class	2016 Assessment	2017 Assessment	Percent Change
Residential	17,868,295,900	20,428,348,000	14.3%
Condominium	2,986,368,800	3,268,670,500	9.4%
Multi Family	1,485,358,600	2,147,760,600	44.6%
Commercial	5,698,639,394	8,597,675,307	50.9%
Railway and Pipeline	8,791,500	10,507,000	19.5%
Agricultural	10,966,827	23,306,276	112.5%
Golf Course	5,582,400	7,066,200	26.6%
TOTAL	29,064,003,421	34,483,333,883	22.8%

The province announced changes to the Percentages of Value (POV). The POV applicable for the 2017 revaluation are as follows:

- (a) Non-arable (Range) Land and Improvements - 45 %.
- (b) Other Agricultural Land and Improvements - 55%.
- (c) Residential - 80%.
- (d) Multi-unit Residential - 80%.
- (e) Seasonal Residential - 80%.
- (f) Commercial and Industrial - 100%.
- (g) Grain Elevators - 100%.
- (h) Railway Rights of Way and Pipeline - 100%.

Appendix A provides an analysis of the Assessment changes by ward.

Appendix B provides an analysis of assessment changes by percent of assessed value change range.

Revenue neutral rates were calculated using the tax policy principles applied and 2016 budget amount and were applied to the 2017 assessed values to examine the impact on municipal taxes of the reassessment. This allows a distinction of the change due to the reassessment. Analysis of the results was conducted to determine the magnitude of the tax changes in terms of number of properties with increases and decreases due to reassessment, the range of change of taxes and the dollar change of taxes.

Appendix C provides an analysis of the Municipal Tax changes due to reassessment sorted by 2016 municipal tax ranges.

4. Tax Policy

Through *The Cities Act*, City Council has some limited powers to use tax tools to manage or mitigate some of the impacts of the reassessment results on groups of properties where it would be in the best interest of the municipality or of the community as a whole.

It is important to note that some of these same tax tools can also be applied independently of a reassessment as a matter of policy, based on the community's views as to which properties should bear the relative tax burdens. The tax tools allowed in legislation include mill rate factors, phase-in of tax changes, base tax, and minimum tax. The tools most applicable to managing the impacts of reassessment are mill rate factors and phase-in policies. Through the

analysis of impacts, it has been determined that the use of other tax tools such as base tax or minimum tax would magnify the reassessment impacts.

In Report EX16-14 on June 15, 2016 Executive Committee established principles to use as guidelines for considering 2017 tax policy options for commercial properties based on public consultation. This type of approach had been suggested by the Regina and District Chamber of Commerce as an improvement to the public consultation process.

The Administration has developed an analysis for considering tax policy options. In addition to City Council's tax policy decisions, the School Boards or Department of Education will have to decide whether they will adopt, where provided for in legislation, the tax policies chosen by City Council.

5. Public Consultation, Communications and Customer Service

Assessment is a complex process that is difficult to communicate. However, it is vital that the public have a solid understanding of the process and concepts in order for them to provide input to the tax policy decisions that must be made. The most successful reassessment projects include careful attention to the public consultation, communications and customer service aspects.

Some of the major efforts with regard to the Public Consultation, Communications and Customer Service processes include:

- Consultation with the business community occurred throughout 2016, with initiatives such as meetings with the board and the membership of the various business groups, such as the Regina and District Chamber of Commerce, Regina Downtown, Regina Warehouse District and others.
- The impact of tax policy options will be communicated at both a policy level and at an individual property level by letter, using the City's Website, and through customer service processes.

6. Risks and Challenges

One of the major risks with a reassessment is an increase in the number of assessment appeals, which can lead to uncertainties in predicting tax revenue. The uncertainties can result in the City failing to make sufficient allowances for appeals, having a contingency that is too high, or having all property owners pay a higher rate until the appeals are resolved.

Another challenge results from the fact that the reassessment was delayed by two months as the province did not deliver the percentages of value as committed to. This will delay the assessment appeal process and makes it very likely that the 2018 assessment notices will occur before the 2017 appeals are completed at the Saskatchewan Municipal Board. Multiple

years of unresolved appeals will provide uncertainty for the taxing authorities and uncertainty for the property owners that have filed appeals.

A misconception, that rising property values automatically means equally higher property taxes, persists. Given the increase in property values, it is important to ensure that the correct message is provided often in the reassessment process. The budget process is the way the overall property tax revenues are changed for the city. The assessment, via the mill rate factors and mill rates, allocates out the budgeted property tax revenue to the properties. The City will continue to use the “Truth in Taxation” principle. The International Association of Assessing Officers’ Standards for Property Tax Policy describes the principle as requiring governments to notify property owners if there is going to be an increase in property tax rates or revenues, with the more successful systems including clear individualized notices on the effect of proposed revaluations and budget changes. As in the past reassessments, the City has provided individual calculations on the effect of reassessment that includes projected property taxes, and also makes this information available for every property on the City’s Website. The City, Library Board and Provincial Education budget process results, and the effect it has on the taxes for each property, would also be updated on the City’s Website. The concept that the total amount of tax revenue is set in the budget processes, and that property assessments are used to allocate the taxes that are required based on budget requirements, will continue to be a key message. Truth in taxation principles with transparency in property assessment and budget processes are important for continuing public confidence in municipal government.

Another challenge is that the changes due to the market for commercial property will result in substantial tax shifts within commercial property types. There are significant tax changes for many commercial properties due to the 2017 reassessment; phase-in of these changes will need to be considered. It is critical to determine, as soon as possible, if there is to be a phase-in plan as properties on the Tax Instalment Payment Plan Service (TIPPS) will have had payments deducted to cover the estimated tax changes for 2017 starting in January. The Province will announce the provincial education mill rates in March, and an adjustment would be made to the TIPPS payments for both education taxes and a phase-in at that time.

Tax Policy Recommendations

The tax policy options for the 2017 reassessment for City Council to consider are:

1. Incidence of Property Taxation by Property Class

City Council has the authority to set the relative share of property taxes for classes of properties through the use of mill rate factors for each property class or group of property classes. The relative share is typically expressed as a percentage of property taxes a group of properties contributes of the overall property taxes. City Council also can create sub-classes and can apply a mill rate factor to a sub-class. In past reassessments, City Council has followed the principle of not shifting property taxes due to reassessment between groups of property classes. This policy has had each group of property classes retaining the same

relative share of the property tax before and after the reassessment. In 2016, the mill rate factor for the residential group consisted of Residential, Residential Condominiums, and Multi-family so these properties had the same effective tax rate. For 2017, the equivalent share of taxes after adjusting for the difference in the growth rates is 63.4 percent and 36.6 percent. It is recommended that the same principle be followed for the 2017 reassessment and that there be no shifting of tax share between the residential and non-residential groups due to the reassessment.

The Real Property Association of Canada (RealPAC) published a study of tax rate ratios for 2016. The following were the commercial to residential effective tax ratios:

City	2016 Ratio
Saskatoon	1.99
Winnipeg	2.05
Regina	2.23
Edmonton	2.39
Calgary	2.58
Ottawa	2.72
Halifax	2.73
Montreal	3.85
Toronto	3.84
Vancouver	4.36
Average	2.87

It should be noted that the RealPAC study does not take into account the significantly different assessment cycles and base years required in provincial legislation. This affects the ratio and makes comparisons between provinces invalid. For example Regina's 2016 ratio is calculated on an assessment base year of 2011 while Calgary's 2016 ratio was calculated on an assessment base year of 2016. Without changing any tax policy or changing any share of taxes the 2017 reassessment will change the ratio for Regina from 2.23 to 1.66 as the assessed values of commercial property increased at a much larger rate than the residential assessed values.

RealPac has a position that cities should work to get to a commercial to residential ratio of about 2:1 through gradual reductions in the commercial rate.

City Council has adopted a principle of ensuring the relative share of taxes remains the same for the commercial and non-commercial groups. This provides stability and predictability over the long term.

Given that the provincial percentages are 80 percent for residential and 100 percent for commercial and if the mill rate factors are set to retain the relative share of taxes, the relationship between effective tax rates for the commercial rate for 2017 is 1.66 times the residential rate, and the Golf Courses are at .65 of the commercial rate.

In 2009, City Council approved a separate sub-class for golf course properties. There were two properties in this class and the mill rate factor was set so that golf course properties had an effective tax rate at 65 percent of the commercial effective tax rate. The Royal Regina Golf Club provides a recreation opportunity within the city limits and is the only golf course wholly within the city limits that is not municipally owned. A large component of the golf course assessment is the value in the land. Due to the effect of high demand for vacant land prices, this type of property has seen large increases over time. It is recommended that the subclass for golf courses be continued and that the mill rate factor be set at 65 percent of the commercial mill rate factor to follow the principle of relative share of taxes not changing between groups.

2. Phase-In of Tax Changes

Commercial Properties

Commercial properties are subject to more variation in reassessments due to the wide variance in values and market influences. The distribution of values also makes this group more susceptible to large shifts. Fifty percent of the commercial levy is carried by the 125 largest properties and seventy-five percent of the commercial levy is carried by 481 properties, out of the 4,075 properties that make up the commercial group. The Regina and District Chamber of Commerce has suggested that phase-in discussion be based on principles established before the results are known. This approach gains widespread support and reduces the potential for the type of divisive debate that can occur after individual results are communicated. The principles would be aligned with the strategic theme of economic sustainability through a predictable policy framework.

Executive Committee, on June 15, 2016 considered report EX19-14 and adopted guidelines and principles for the Administration in consulting with the business community and in preparing options for the 2017 reassessment in considering phase-in for commercial property tax changes. The following principles were adopted.

Stability in property taxes is important to ensure that City of Regina has a sustainable, fair, competitive and viable economic environment.

Phase-in plans result in administrative cost and complexity and should be used judiciously.

- Any phase-in plan must be revenue neutral.
- Phase-in should only be considered if there are many properties with exceptional increases.
- The phase-in plan should be structured so that it is preferably two years, with three years being the maximum.

The Administration has completed an analysis of the changes due to reassessment in Appendices “A- D” and has consulted with the stakeholder group representing commercial

property owners organized by the Regina and District Chamber of Commerce. The municipal tax shift for the commercial group as a result of the reassessment results in increases of about \$10.8 million, which is 5.26 percent of the commercial tax base and is considered a significant shift. The result of the consultation is a recommendation to apply the same phase-in model to the 2017 reassessment for the commercial group of properties as was used for the last reassessment. This would see increases and decreases due to reassessment phased in, such that in 2017 one-third of the tax change due to reassessment would be applied, in 2018 two-thirds of the tax change would be applied, and 2019 would see 100 percent of the tax change due to reassessment applied. The phase-in plan would be revenue-neutral with the costs of the tax increases being deferred and off-set by the tax decreases being deferred. Appendix D provides an analysis to show the impact of a phase-in is contained with the non-residential group. Appendix E provides two charts that illustrate the range of change that would occur without phase-in and the range of change that occurs after applying the phase-in to the first year of reassessment. It is recommended that a phase-in be applied to commercial properties.

Phase-in for Residential Properties

An analysis of the municipal tax changes is attached in Appendix “B”. In 2005 and 2009, there was no phase-in for the residential group of properties. For 2017, the magnitude of the changes due to reassessment is much less than the changes that occurred in 2013. The municipal tax shift for the residential group as a result of the reassessment results in increases of about \$1.24 million, which is 1.2 percent of the residential class base and is not considered a significant shift. In the residential class for properties with a building, there are 41,560 properties seeing a decrease of \$3.1 Million (average of \$-73 per property) and there are 21,117 properties seeing an increase of \$1.8 Million (an average of \$85 per property). The majority of properties (about 92 percent) are seeing less than a 10 percent change in property taxes as a result of reassessment. In terms of dollar change, about 93 percent of properties are seeing a change of municipal taxes less than \$200 annually, or about \$17 per month. While it is different for every property, generally lower-valued properties are seeing more substantial changes in terms of percentage increases but, on average, the increases are moderate in terms of dollar impact.

Multifamily classed properties are seeing a shift of taxes from residential class of properties. There is a shift of \$2.2 million which is about 1 percent of the residential group. However it is a shift of a 25 percent increase from the share of taxes that the multifamily class paid in 2016. The average increase is \$3,372 per property however there are multiple dwelling units in these properties. The average change per dwelling unit is \$124 which is \$10.35 per month per unit. The largest change is \$406.35 per unit which is \$35 per unit per month. 90 percent of multifamily properties will see a change of less than \$20 per unit per month. On a per unit basis the change is similar to the changes that the condominium class is experiencing. Given the financial impact is not large on a per unit basis it is recommended that no phase in be applied for multifamily properties.

While there are some residential properties seeing large increases, there is not a large number of properties with exceptional increases due to reassessment. It is recommended that phase-in is not required for residential properties for 2017. Appendix “B” has information on the numbers of property seeing changes.

4. Minimum Tax

City Council has the authority to set a minimum tax for each property. A minimum tax can be set for municipal property taxes and all properties must pay at least the minimum tax. In theory, this would shift some of the property tax to the lowest value property. The lowest value properties are seeing the greatest increase in terms of percentage, so the reassessment is achieving the same result that this tax tool was designed to achieve. All lower-valued property has seen relative increases in the share of taxes the past three reassessments; a similar trend has occurred in the 2017 reassessment. The distribution of the properties with a higher number of lower- and modest-value properties than higher-value properties means that the minimum tax would need to be set at a fairly high rate to achieve any difference in the tax rate that would make a noticeable difference in the property tax distribution. It is recommended that minimum tax not be implemented for the 2017 reassessment.

5. Base Tax

City Council has the authority to set a base tax. A base tax is a per-property levy that can be set to achieve a portion of the property taxes required. The remainder of the property tax would be based on the assessed value of the property. The result of this tax tool is that it tends to shift taxes away from higher-valued property to lower-valued property. For the 2017, the resulting shifts from reassessment are having the same effect, so applying this tool would amplify the results of the assessment and shift a further amount of the property taxes from higher-valued properties to lower-valued properties. In the past, this tax tool has been debated widely in the community and was very divisive. The philosophy that is debated for this tax tool is whether property taxes should be based on ability to pay or if property taxes should be based on services received; both philosophies are valid viewpoints. The assessment and taxation process in Saskatchewan is an “ad valorem” system. This means it was designed on the principle of ability to pay with the value of the property used as a proxy to determine ability to pay. In addition to property tax, the City also has user fees for some services and applies the philosophy of the user paying for services received through user fees. In reviewing the effectiveness of the base tax tool in the context of managing the shifts that are occurring in the 2017 reassessment, the tax tool is not helpful because it magnifies the impact of the reassessment. The lower-valued properties that are already facing an increase would have a steeper increase and the higher-valued properties that are already seeing a decrease due to reassessment would see a further decrease. Given that this would amplify the resulting tax shifts due to reassessment, it is recommended that base tax not be implemented for managing the impact of the 2017 reassessment.

RECOMMENDATION IMPLICATIONS

Financial Implications

If City Council adopts a phase-in for commercial and industrial properties and does not adopt a phase-in for residential properties as outlined in this report, the commercial phase-in plan would be self-funding and no additional costs would be incurred. There would be no phase-in for residential and no additional costs.

The costs of reassessment are included in the 2016 and 2017 operating budgets.

Environmental Implications

None with respect to this report.

Policy and/or Strategic Implications

In each reassessment, there is a rebalancing of the share of property taxes that occurs with the updating of the assessment base year. Consideration of policy to apply tax tools is an important consideration in reassessment. Long-standing principles of not shifting the relative share of property taxes between the residential group of property classes and the non-residential group of property classes provides economic policy stability and predictability for property owners.

Other Implications

If a phase-in program for commercial property is approved the 2017 Tax Installment Payment Plan (TIPPS) payments will be adjusted once the municipal, library and education mill rates are set.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

The impacts of reassessment were communicated to each property owner. Consultation has occurred with the commercial property stakeholders. A copy of this report will be provided to the Library and School Boards.

DELEGATED AUTHORITY

The recommendations contained in this report require City Council approval.

FINANCE AND ADMINISTRATION COMMITTEE

A handwritten signature in blue ink, appearing to read "Kristina Gentile", enclosed within a dotted rectangular border.

Kristina Gentile, Secretary

Appendix A

Analysis of Assessment - Ward Summary

Percentage Change in Assessment Range	Number of Accounts	Average Assessment Change	Average % Change Assessment	Max Assessment Change	Min Assessment Change
Commercial					
Ward 1	85	2,431,868	50	25,293,500	(3,430,800)
Ward 2	98	2,703,212	62	37,640,400	(379,500)
Ward 3	812	866,685	59	49,482,000	(287,700)
Ward 4	29	2,132,589	59	16,788,500	(350,800)
Ward 5	96	1,770,716	44	16,588,700	(562,700)
Ward 6	1,618	657,684	84	50,020,900	(3,083,400)
Ward 7	163	599,518	72	16,561,200	(331,900)
Ward 8	43	5,460,644	71	97,137,100	(381,200)
Ward 9	27	1,111,759	62	11,003,300	48,900
Ward 10	37	1,760,859	54	11,810,500	(296,400)
Subtotal:	3,008	963,775	73	97,137,100	(3,430,800)
Condominium					
Ward 1	1,814	37,312	23	307,100	(4,900)
Ward 2	2,672	36,984	35	197,400	(38,300)
Ward 3	1,412	45,966	37	355,200	(9,600)
Ward 4	1,518	46,638	33	341,800	(500)
Ward 5	2,210	40,851	42	127,100	(44,100)
Ward 6	238	53,796	29	344,100	(16,200)
Ward 7	425	32,606	28	118,200	(100)
Ward 8	695	32,640	38	61,700	3,400
Ward 9	594	39,587	30	364,100	3,200
Ward 10	1,374	43,035	33	304,900	3,400
Subtotal:	12,952	40,494	34	364,100	(44,100)
Golf Courses					
Ward 1	1	274,700	69	274,700	274,700
Ward 2	-	-	-	-	-
Ward 3	-	-	-	-	-
Ward 4	-	-	-	-	-
Ward 5	-	-	-	-	-
Ward 6	-	-	-	-	-
Ward 7	-	-	-	-	-
Ward 8	1	1,209,100	23	1,209,100	1,209,100
Ward 9	-	-	-	-	-
Ward 10	-	-	-	-	-
Subtotal:	2	741,900	46	1,209,100	274,700

COMM

COND

GOLF

Multi-Residential

Multi-Residential

Other Agricultural

Other Agricultural

Residential

Residential

RRPL

<u>Railway and Pipelines</u>						
Ward 1	-	-	-	-	-	-
Ward 2	-	-	-	-	-	-
Ward 3	3	130,767	48	208,400	12,100.0	-
Ward 4	-	-	-	-	-	-
Ward 5	-	-	-	-	-	-
Ward 6	1	1,343,100	25	1,343,100	1,343,100.0	-
Ward 7	-	-	-	-	-	-
Ward 8	2	(39,450)	23	273,500	(352,400.0)	-
Ward 9	4	14,750	143	77,300	(83,600.0)	-
Ward 10	-	-	-	-	-	-
Subtotal:	10	171,550	79	1,343,100	(352,400)	-

RSRC

<u>Resource</u>						
Ward 1	-	-	-	-	-	-
Ward 2	3	375,367	16	692,200	216,800	-
Ward 3	1	20,600	19	20,600	20,600	-
Ward 4	-	-	-	-	-	-
Ward 5	-	-	-	-	-	-
Ward 6	6	1,525,100	24	7,985,400	40,500	-
Ward 7	-	-	-	-	-	-
Ward 8	-	-	-	-	-	-
Ward 9	3	25,133	15	37,100	14,300	-
Ward 10	-	-	-	-	-	-
Subtotal:	13	797,900	20	7,985,400	14,300	-

Appendix B

Scenario Nov 30, 2016

A1.1

Analysis of Assessment - Range Summary

Percentage Change in Assessment Range	Number of Accounts	Average Assessment Change	Average % Change Assessment	Max Assessment Change	Min Assessment Change
Commercial					
COMM Less than 0%	96	(165,577)	(14)	(100)	(3,430,800)
COMM 0% - 9%	58	179,595	5	3,228,900	1,300
COMM 10% - 19%	129	423,219	15	6,808,500	2,220
COMM 20% - 29%	191	1,058,251	25	50,020,900	1,500
COMM 30% - 39%	350	1,159,754	36	41,896,900	1,500
COMM 40% - 49%	345	1,128,341	45	25,293,500	11,800
COMM 50% - 59%	286	738,659	55	7,222,900	21,500
COMM 60% - 69%	258	839,446	65	10,195,800	500
COMM 70% - 79%	237	1,308,801	75	49,482,000	6,200
COMM 80% - 89%	221	1,037,618	84	22,222,700	600
COMM 90% - 99%	157	1,746,279	95	97,137,100	1,200
COMM 100% and over	680	898,681	150	33,775,868	2,500
Subtotal:	3008	963,775	73	97,137,100	(3,430,800)
Condominium					
COND Less than 0%	123	(2,319)	(4)	(100)	(44,100)
COND 0% - 9%	527	11,908	6	49,900	-
COND 10% - 19%	3158	31,145	17	97,800	3,600
COND 20% - 29%	5369	41,376	25	136,900	4,150
COND 30% - 39%	2033	51,281	34	185,100	5,250
COND 40% - 49%	631	68,723	44	307,100	6,020
COND 50% - 59%	336	72,835	54	286,100	5,500
COND 60% - 69%	162	86,463	65	344,100	12,400
COND 70% - 79%	40	84,938	74	364,100	12,200
COND 80% - 89%	112	20,610	86	238,600	9,100
COND 90% - 99%	13	52,754	92	61,900	37,200
COND 100% and over	448	12,265	245	304,900	3,400
Subtotal:	12952	40,494	34	364,100	(44,100)
Golf Courses					
GOLF Less than 0%	0	-	-	-	-
GOLF 0% - 9%	0	-	-	-	-
GOLF 10% - 19%	0	-	-	-	-
GOLF 20% - 29%	1	1,209,100	23	1,209,100	1,209,100
GOLF 30% - 39%	0	-	-	-	-
GOLF 40% - 49%	0	-	-	-	-
GOLF 50% - 59%	0	-	-	-	-
GOLF 60% - 69%	1	274,700	69	274,700	274,700
GOLF 70% - 79%	0	-	-	-	-
GOLF 80% - 89%	0	-	-	-	-
GOLF 90% - 99%	0	-	-	-	-
GOLF 100% and over	0	-	-	-	-
Subtotal:	2	741,900	46	1,209,100	274,700

Multi-Residential						
MRES	Less than 0%	11	(141,627)	(23)	(11,100)	(630,300)
MRES	0% - 9%	4	18,725	4	62,100	1,000
MRES	10% - 19%	22	165,359	16	2,339,200	3,700
MRES	20% - 29%	20	64,010	25	144,300	38,100
MRES	30% - 39%	46	612,746	35	3,929,700	48,100
MRES	40% - 49%	101	603,600	45	5,840,200	54,700
MRES	50% - 59%	185	710,153	55	7,049,100	71,500
MRES	60% - 69%	128	1,349,436	65	15,675,200	74,900
MRES	70% - 79%	121	588,545	74	2,918,400	111,400
MRES	80% - 89%	25	1,155,720	86	4,991,500	93,100
MRES	90% - 99%	18	2,800,567	94	7,477,000	99,400
MRES	100% and over	51	2,573,514	140	80,671,300	156,700
Subtotal:		732	926,854	62	80,671,300	(630,300)
Other Agricultural						
OAGR	Less than 0%	0	-	-	-	-
OAGR	0% - 9%	1	3,400	8	3,400	3,400
OAGR	10% - 19%	2	12,400	17	13,300	11,500
OAGR	20% - 29%	3	181,796	26	273,200	689
OAGR	30% - 39%	0	-	-	-	-
OAGR	40% - 49%	7	91,867	44	234,500	8,400
OAGR	50% - 59%	13	91,369	57	192,700	28,907
OAGR	60% - 69%	27	39,432	63	84,500	7,927
OAGR	70% - 79%	31	31,302	78	142,200	415
OAGR	80% - 89%	17	22,654	83	64,400	1,500
OAGR	90% - 99%	1	14,000	96	14,000	14,000
OAGR	100% and over	312	24,041	599	147,900	56
Subtotal:		414	29,805	468	273,200	56
Residential						
RESI	Less than 0%	78	(18,765)	(19)	(400)	(245,200)
RESI	0% - 9%	158	10,149	7	49,000	200
RESI	10% - 19%	2161	37,208	17	106,700	1,800
RESI	20% - 29%	29862	58,197	27	199,000	4,980
RESI	30% - 39%	21396	68,254	33	311,700	5,930
RESI	40% - 49%	4327	66,560	44	478,400	7,200
RESI	50% - 59%	1746	64,585	54	622,800	7,700
RESI	60% - 69%	1087	49,534	65	399,700	500
RESI	70% - 79%	913	50,386	75	498,500	300
RESI	80% - 89%	291	67,331	84	3,164,700	12,840
RESI	90% - 99%	157	50,971	95	204,300	16,400
RESI	100% and over	504	55,272	154	2,170,504	400
Subtotal:		62680	61,182	33	3,164,700	(245,200)

Railway and Pipeline								
RRPL	Less than 0%							
RRPL	0% - 9%	2	(2,18,000)	(27)	(83,600)	(352,400)		
RRPL	10% - 19%	0	-	-	-	-		
RRPL	20% - 29%	1	12,100	15	12,100	12,100		
RRPL	30% - 39%	2	775,750	26	1,343,100	208,400		
RRPL	40% - 49%	0	-	-	-	-		
RRPL	50% - 59%	0	-	-	-	-		
RRPL	60% - 69%	0	-	-	-	-		
RRPL	70% - 79%	1	273,500	69	273,500	273,500		
RRPL	80% - 89%	2	55,400	80	77,300	33,500		
RRPL	90% - 99%	0	-	-	-	-		
RRPL	100% and over	2	101,800	272	171,800	31,800		
	Subtotal:	10	171,550	79	1,343,100	(352,400)		
Resource								
RSRC	Less than 0%	0	-	-	-	-		
RSRC	0% - 9%	0	-	-	-	-		
RSRC	10% - 19%	11	887,682	16	7,985,400	14,300		
RSRC	20% - 29%	1	505,300	21	505,300	505,300		
RSRC	30% - 39%	0	-	-	-	-		
RSRC	40% - 49%	0	-	-	-	-		
RSRC	50% - 59%	0	-	-	-	-		
RSRC	60% - 69%	1	102,900	60	102,900	102,900		
RSRC	70% - 79%	0	-	-	-	-		
RSRC	80% - 89%	0	-	-	-	-		
RSRC	90% - 99%	0	-	-	-	-		
RSRC	100% and over	0	-	-	-	-		
	Subtotal:	13	797,900	20	7,985,400	14,300		

Analysis of Municipal Tax Increases and Decreases - Range Summary

2016 Municipal Levy Range \$	Number of Accounts	2016 Muni Levies	2017 Muni Levies	Total Muni Change	Percent Change	Average Change \$	Increases			Decreases		
							Number of Accounts	Total Increase \$	Average Increase \$	Number of Accounts	Total Decrease \$	Average Decrease \$
Commercial												
0 - 999	245	139,251	218,862	79,611	57.2	325	215	82,795	385	30	(3,184)	(106)
1,000 - 1,499	145	179,073	221,425	42,351	23.7	292	98	51,033	521	47	(8,681)	(185)
1,500 - 1,999	193	335,246	401,394	66,148	19.7	343	143	80,822	565	50	(14,674)	(293)
2,000 - 2,499	136	307,968	367,839	49,871	16.2	367	85	63,854	775	51	(15,982)	(313)
2,500 - 2,999	110	304,116	352,659	48,543	16.0	441	67	61,063	911	43	(12,520)	(291)
3,000 - 3,499	124	401,331	459,777	58,446	14.6	471	76	81,140	1,068	48	(22,693)	(473)
3,500 - 3,999	148	550,008	629,859	79,850	14.5	540	101	107,167	1,061	47	(27,317)	(581)
4,000 - 4,499	91	386,205	431,921	45,716	11.8	502	56	65,088	1,180	35	(20,382)	(582)
4,500 and over	1,816	70,042,280	69,714,371	(327,909)	(0.5)	(181)	982	5,833,887	5,941	834	(6,161,786)	(7,388)
Subtotal:	3,008	72,645,480	72,783,105	142,627	0.2	47	1,823	6,423,858	3,527	1,185	(6,287,231)	(5,306)
Condominium												
0 - 999	2,904	1,818,587	1,915,216	(3,370)	(0.2)	(1)	1,444	85,245	59	1,460	(88,615)	(61)
1,000 - 1,499	5,212	6,540,201	6,197,110	(343,092)	(5.2)	(66)	916	63,681	70	4,296	(406,773)	(95)
1,500 - 1,999	3,399	5,882,477	5,482,649	(379,827)	(6.5)	(112)	471	51,393	109	2,928	(431,221)	(147)
2,000 - 2,499	1,075	2,344,538	2,169,672	(174,867)	(7.5)	(163)	157	32,146	205	918	(207,013)	(226)
2,500 - 2,999	266	716,764	671,134	(45,630)	(6.4)	(172)	57	15,939	280	209	(61,589)	(295)
3,000 - 3,499	56	179,099	174,255	(4,844)	(2.7)	(86)	21	9,154	436	35	(13,998)	(400)
3,500 - 3,999	23	85,703	85,532	(171)	(0.2)	(7)	8	7,206	901	15	(7,377)	(492)
4,000 - 4,499	13	54,144	54,350	206	0.4	16	6	3,583	597	7	(3,377)	(482)
4,500 and over	4	19,899	21,702	1,802	9.1	451	3	2,701	900	1	(899)	(899)
Subtotal:	12,952	17,621,412	16,671,619	(949,793)	(5.4)	(73)	3,083	271,049	88	9,869	(1,220,842)	(124)
Golf Courses												
0 - 999	-	-	-	-	-	-	-	-	-	-	-	-
1,000 - 1,499	-	-	-	-	-	-	-	-	-	-	-	-
1,500 - 1,999	-	-	-	-	-	-	-	-	-	-	-	-
2,000 - 2,499	-	-	-	-	-	-	-	-	-	-	-	-
2,500 - 2,999	-	-	-	-	-	-	-	-	-	-	-	-
3,000 - 3,499	1	3,297	3,701	404	12.3	404	1	404	404	-	-	-
3,500 - 3,999	-	-	-	-	-	-	-	-	-	-	-	-
4,000 - 4,499	-	-	-	-	-	-	-	-	-	-	-	-
4,500 and over	1	42,945	35,173	(7,772)	(18.1)	(7,772)	-	-	-	1	(7,772)	(7,772)
Subtotal:	2	46,242	38,874	(7,368)	(15.9)	(3,684)	1	404	404	1	(7,772)	(7,772)
Multi-Residential												
0 - 999	9	6,851	6,814	(37)	(0.5)	(4)	3	1,028	343	6	(1,065)	(177)
1,000 - 1,499	28	36,587	40,997	5,410	15.2	193	21	6,700	319	7	(1,280)	(184)
1,500 - 1,999	73	131,249	154,910	23,661	18.0	324	54	27,035	501	19	(3,373)	(178)
2,000 - 2,499	74	181,818	191,774	29,957	18.5	405	57	33,831	594	17	(3,874)	(228)
2,500 - 2,999	50	135,836	163,798	27,961	20.6	559	47	23,453	605	3	(492)	(164)
3,000 - 3,499	33	107,287	130,562	23,275	21.7	705	29	23,440	808	4	(164)	(41)
3,500 - 3,999	19	72,138	93,310	21,173	29.4	1,114	19	21,173	1,114	-	-	-
4,000 - 4,499	24	101,236	130,231	28,995	28.6	1,208	22	29,480	1,340	2	(485)	(242)
4,500 and over	422	8,012,527	10,042,103	2,029,575	25.3	4,809	411	2,064,749	5,024	11	(35,173)	(3,198)
Subtotal:	732	8,764,529	10,954,499	2,189,970	25.0	2,992	663	2,235,887	3,372	69	(45,916)	(665)

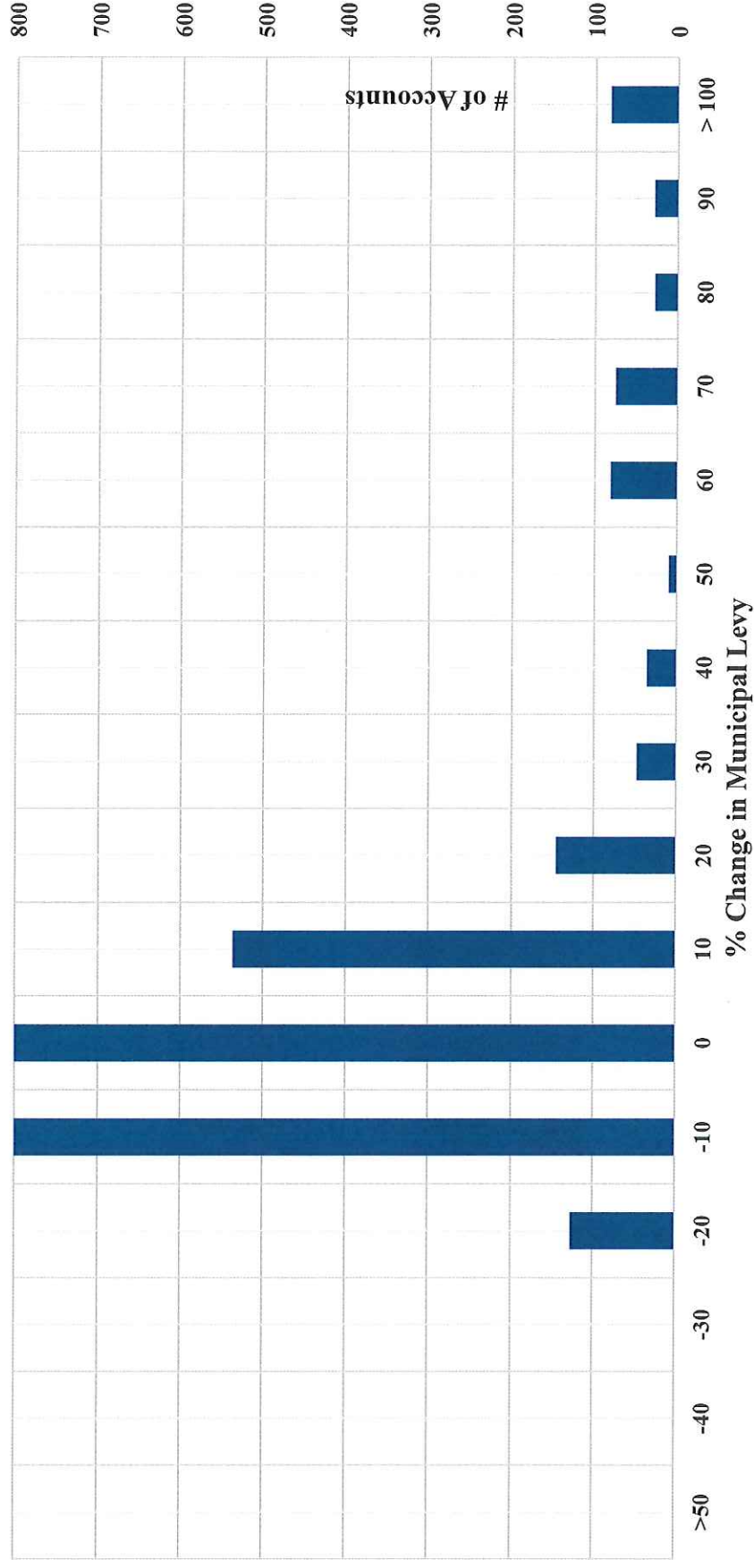
Analysis of Municipal Tax Increases and Decreases - Range Summary

2016 Municipal Levy Range \$	Number of Accounts	2016 Muni Levies	2017 Muni Levies	Total Muni Change	Percent Change	Average Change \$	Increases			Decreases		
							Number of Accounts	Total Increase \$	Average Increase \$	Number of Accounts	Total Decrease \$	Average Decrease \$
Other Agricultural												
0 - 999	383	48,450	107,590	59,131	122.0	154	377	59,781	159	6	(650)	(108)
1,000 - 1,499	11	12,993	14,428	1,436	11.1	131	10	1,505	150	1	(69)	(69)
1,500 - 1,999	6	10,959	11,882	923	8.4	154	6	923	154	-	-	-
2,000 - 2,499	4	8,827	9,810	983	8.9	196	3	871	290	1	(88)	(88)
2,500 - 2,999	4	10,844	10,916	71	0.7	18	3	201	67	1	(129)	(129)
3,000 - 3,499	-	-	-	-	-	-	-	-	-	-	-	-
3,500 - 3,999	-	-	-	-	-	-	-	-	-	-	-	-
4,000 - 4,499	2	8,205	8,998	493	6.0	247	2	493	247	-	-	-
4,500 and over	4	39,526	34,197	(5,329)	(13.5)	(1,332)	-	-	-	4	(5,329)	(1,332)
Subtotal:	414	135,804	197,312	57,508	41.1	139	401	63,774	159	13	(6,266)	(482)
Residential												
0 - 999	9,678	6,218,438	6,872,016	653,578	10.5	68	8,049	726,777	90	1,629	(73,199)	(45)
1,000 - 1,499	15,209	19,861,517	19,773,663	(87,855)	(0.4)	(6)	5,406	319,883	59	9,802	(407,738)	(42)
1,500 - 1,999	19,760	33,793,892	32,831,495	(962,396)	(2.8)	(49)	3,290	215,537	66	16,469	(1,177,933)	(72)
2,000 - 2,499	10,762	24,114,523	23,392,259	(722,265)	(3.0)	(67)	1,855	131,339	71	8,906	(853,603)	(96)
2,500 - 2,999	5,239	14,150,101	13,893,242	(256,859)	(1.8)	(49)	1,372	135,487	99	3,867	(392,347)	(101)
3,000 - 3,499	1,248	3,996,002	4,023,630	27,629	0.7	22	655	105,103	160	593	(77,474)	(131)
3,500 - 3,999	421	1,559,034	1,570,964	11,929	0.8	28	223	47,957	215	198	(36,028)	(182)
4,000 - 4,499	199	838,179	859,188	21,009	2.5	106	138	36,621	265	61	(15,612)	(256)
4,500 and over	164	902,244	976,870	74,626	8.3	455	129	81,230	630	35	(6,604)	(189)
Subtotal:	62,680	105,433,930	104,193,326	(1,240,604)	(1.2)	(20)	21,117	1,799,935	85	41,560	(3,040,539)	(73)
Railway and Pipeline												
0 - 999	2	627	969	342	54.6	171	2	342	171	-	-	-
1,000 - 1,499	2	2,275	2,268	(7)	(0.3)	(4)	1	240	240	1	(247)	(247)
1,500 - 1,999	-	-	-	-	-	-	-	-	-	-	-	-
2,000 - 2,499	1	2,133	2,871	738	34.6	738	1	738	738	-	-	-
2,500 - 2,999	-	-	-	-	-	-	-	-	-	-	-	-
3,000 - 3,499	-	-	-	-	-	-	-	-	-	-	-	-
3,500 - 3,999	1	3,507	1,621	(1,886)	(53.8)	(1,886)	-	-	-	1	(1,886)	(1,886)
4,000 - 4,499	-	-	-	-	-	-	-	-	-	-	-	-
4,500 and over	4	103,531	81,223	(22,308)	(21.5)	(5,577)	1	611	611	3	(22,919)	(7,640)
Subtotal:	10	112,073	88,952	(23,120)	(20.6)	(2,312)	5	1,931	386	5	(25,052)	(5,010)
Resource												
0 - 999	-	-	-	-	-	-	-	-	-	-	-	-
1,000 - 1,499	2	2,622	2,037	(685)	(22.3)	(293)	-	-	-	2	(585)	(293)
1,500 - 1,999	-	-	-	-	-	-	-	-	-	-	-	-
2,000 - 2,499	2	4,244	3,893	(351)	(8.3)	(176)	1	141	141	1	(492)	(492)
2,500 - 2,999	-	-	-	-	-	-	-	-	-	-	-	-
3,000 - 3,499	2	6,496	4,971	(1,525)	(23.5)	(763)	-	-	-	2	(1,525)	(763)
3,500 - 3,999	-	-	-	-	-	-	-	-	-	-	-	-
4,000 - 4,499	-	-	-	-	-	-	-	-	-	-	-	-
4,500 and over	7	753,978	586,515	(167,463)	(22.2)	(23,923)	-	-	-	7	(167,463)	(23,923)
Subtotal:	13	767,340	597,416	(169,924)	(22.1)	(13,071)	1	141	141	12	(170,065)	(14,172)
Grand Total:	79,811	205,530,809	205,530,104	(705)	0.00	(0.01)	27,094	10,802,978	399	52,714	(10,803,683)	(205)

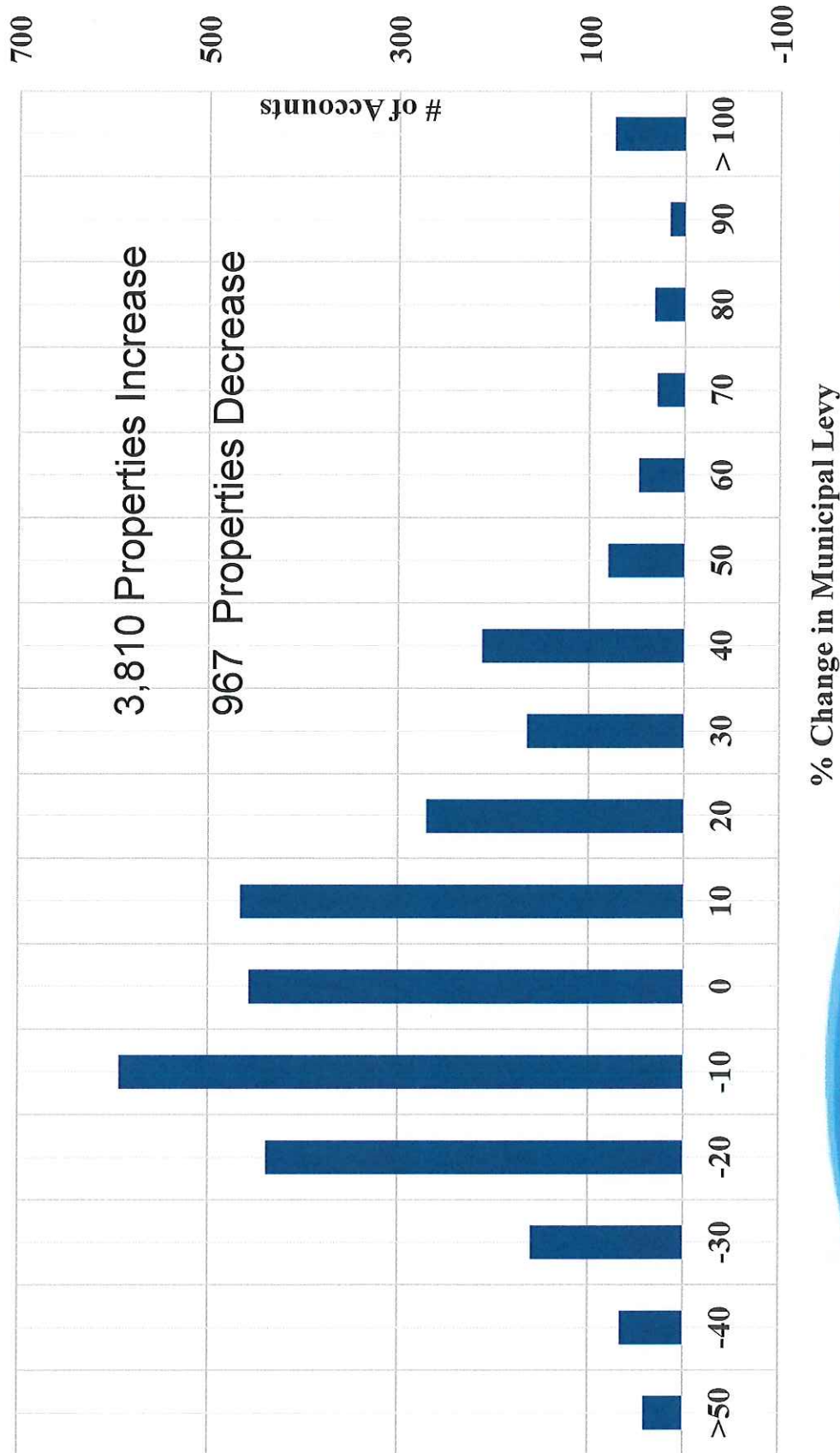
Analysis of Commercial Phase-in (Municipal) Class Summary

Mill Class	# Properties	2016 Muni Levy	Pre Phase-In			Phase in 2017		Phase in 2018		Phase in 2018		
			2017 Muni Levy	Change	% Change	Average Change	Phase In Amount	2017 Muni Levy	Phase In Amount	2017 Muni Levy	Phase In Amount	
COMMERCIAL	3008	72,645,479.52	72,788,106.20	142,626.68	0.20%	14.77%	-95,084.29	72,693,021.91	-47,542.15	72,645,479.77	0.00	72,597,937.62
CONDOMINIUM	12952	17,621,411.62	16,671,618.77	-949,792.85	-5.39%	1.14%	0.00	16,671,618.77	0.00	16,671,618.77	0.00	16,671,618.77
GOLF	2	46,242.12	38,873.82	-7,368.30	-15.93%	-2.92%	4,912.20	43,786.02	2,456.10	46,242.12	0.00	48,698.22
MULTI RESIDENTIAL	732	8,764,528.86	10,954,499.14	2,189,970.28	24.99%	22.51%	0.00	10,954,499.14	0.00	10,954,499.14	0.00	10,954,499.14
AGRICULTURAL	414	139,803.62	197,311.51	57,507.89	41.13%	277.01%	0.00	197,311.51	0.00	197,311.51	0.00	197,311.51
RESIDENTIAL	62680	105,433,930.08	104,193,326.39	-1,240,603.69	-1.18%	0.81%	104,193,326.39	104,193,326.39	0.00	104,193,326.39	0.00	104,193,326.39
RAILWAY & PIPELINE	10	112,072.85	88,952.47	-23,120.38	-20.63%	18.56%	15,413.58	104,366.05	7,706.79	112,072.84	0.00	119,779.63
RESOURCE	13	767,339.82	597,415.84	-169,923.98	-22.14%	-20.59%	113,282.65	710,698.49	56,641.33	767,339.82	0.00	823,961.14
TOTALS	79811	205,530,808.49	205,530,104.14	-704.35	0.000%	38.91%	35,524.14	205,568,628.28	19,262.07	205,587,890.35	0.00	205,607,152.42

Commercial Municipal Tax Change with Phase-in



Commercial Municipal Tax Change



**CPS17-3 Expansion of the Victoria Park Maintenance Building
Presentation to City Council
Regina Downtown Business Improvement District Submission**
March 27, 2017

Mayor Fougere and City Council,

Thank you for the opportunity to speak to you in support of CPS17-3 Expansion of the Victoria Park Maintenance Building. My name is Judith Veresuk and I am the Executive Director of the Regina Downtown Business Improvement District. On behalf of the RDBID Board of Directors, I am here to support the recommendation before you today.

Regina Downtown is a strong supporter of City Square. Since 2011, RDBID has offered a number of programs that support positive activation of the park, plaza and FW Hill Mall. Participation numbers of our programming have steadily increased since 2011. One example is Cinema Under the Stars, which went from 4,000 people attending five outdoor movies to 9,000 people attending this evening event which typically runs until midnight. Other programs include:

- Summer Concert Series
- Salsa on the Plaza
- Words in the Park
- Chess
- Yoga
- Art in the Park
- Victoria Park Skating Rink
- Exploration Days

We also partner with a number of groups and provide support their events downtown, these include:

- Saskatchewan Highland Games
- Regina Folk Fest
- Regina Farmers' Market
- Market Under the Stars
- Trifecta
- Afrofest
- National Aboriginal Day
- Circle Project
- Queen City Pride

To support both our regular programming and third party events, we have a variety of assets including:

- Racks of folding chairs
- Tables
- Adirondack chairs
- A Frame signs
- Information Kiosk
- Stanchions
- Over 100 pairs of skates
- Giant games
- Garbage and recycling bins
- Brooms, shovels and other cleaning supplies
- Sound system
- Tent
- Flags and other signage

Additionally, RDBID has grown the Clean and Safe program. Last year we collected over 600 bags of garbage, 120 needles and removed 773 graffiti tags. To support cleaning efforts we have purchased a sidewalk sweeper and plan on purchasing a utility vehicle and pressure washer to further enhance our services.

To provide these services, we require an on-site secure storage solution. In the past we have stored our assets in the Gordon Block which is no longer an option due to safety concerns with the building. Currently we use the Peterson trailer situated on the Plaza and a storage container in Victoria Park. Our current storage solution is at capacity. To grow our programs and the clean and safe initiative, the expansion of the Vic Park Maintenance Building is essential. Expanding the Maintenance building will provide a permanent solution to our storage deficiencies.

The plans before you today are a result of the collaboration between RDBID and the Community Services staff, in particular Janine Daradich. Together, we have identified a suitable location that minimizes the impact to the park. We have also incorporated a design that respects the historic nature of Victoria Park while accommodating our storage requirements.

Recognizing that we are not the only stakeholders in Victoria Park, we have had discussions with the Regina Folk Festival and Regina Farmers' Market to ensure the building footprint will not have a negative impact on either event.

The estimated cost for this project is \$75,000 which Regina Downtown is prepared to fully fund. With your approval, we hope to have the Victoria Park Maintenance Building constructed and operation for by the end of the summer 2017.

We look forward to continuing the partnership we have with the City of Regina in ensuring City Square, Victoria Park and the FW Hill Mall are vibrant, exciting and safe places for the community to gather. The expansion of the maintenance building is essential to meeting these goals.

Thank you for your consideration.

March 27, 2017

To: His Worship the Mayor
And Members of City Council

Re: Regina Downtown Improvement District - Expansion of Victoria Park Maintenance
Building

RECOMMENDATION

**RECOMMENDATION OF THE COMMUNITY AND PROTECTIVE SERVICES
COMMITTEE - MARCH 16, 2017**

1. That City Council authorize the Executive Director of City Services to negotiate and approve the terms of an agreement between Regina Downtown Business Improvement District (RDBID) and the City of Regina (City) for the construction by RDBID of an addition to the City's storage facility in Victoria Park to be donated to the City and leased to RDBID as further detailed in this report;
2. That the City Solicitor's office be instructed to prepare an agreement containing the terms negotiated by the Executive Director of City Services;
3. That the City Clerk be authorized to execute the agreement(s) on behalf of the City after review and approval by the City Solicitor.

COMMUNITY AND PROTECTIVE SERVICES COMMITTEE - MARCH 16, 2017

The following addressed the Committee:

- Leasa Gibbons, representing Regina Downtown BID; and
- Kurt Diedrich, representing Regina Downtown BID, Architect

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

Councillors: Jerry Flegel (Chairperson), John Findura, Andrew Stevens and Lori Bresciani were present during consideration of this report by the Community and Protective Services Committee.

The Community and Protective Services Committee, at its meeting held on March 16, 2017, considered the following report from the Administration:

RECOMMENDATION:

1. That City Council authorize the Executive Director of City Services to negotiate and approve the terms of an agreement between Regina Downtown Business Improvement District (RDBID) and the City of Regina (City) for the construction by RDBID of an addition to the City's storage facility in Victoria Park to be donated to the City and leased to RDBID as further detailed in this report;
2. That the City Solicitor's office be instructed to prepare an agreement containing the terms negotiated by the Executive Director of City Services;
3. That the City Clerk be authorized to execute the agreement(s) on behalf of the City after review and approval by the City Solicitor.
4. That this report be forwarded to the March 27, 2017 meeting of City Council for approval.

CONCLUSION

The Regina Downtown Business Improvements District (RDBID) has continued to increase programming and services in the downtown to activate City Square spaces in an effort to create a vibrant atmosphere. In order to facilitate this level of programming and service, a storage facility is required to house program supplies such as tables, chairs, and large games as well as maintenance equipment, such as a sidewalk sweeper and snow removal equipment. To fill this need, Administration is recommending Council approval to enable RDBID to construct and maintain an addition to the City's existing maintenance building in Victoria Park. RDBID will incur all capital, operating and capital maintenance costs.

It is further recommended that the City accept the building as a donation and provide exclusive use back to RDBID through a long-term lease agreement, at no additional cost. This will allow the City to determine the capital maintenance schedule in consultation with RDBID and maintain a cohesive appearance to the building.

BACKGROUND

The Regina Downtown Business Improvement District (RDBID) has been partnering with the City of Regina on the delivery of programming in the downtown for a number of years. Since the City Square Plaza (the Plaza) was constructed RDBID has increased the level of programming and services that they offer in the downtown in order to provide recreational and cultural opportunities for citizens and to create an inviting and vibrant downtown.

DISCUSSION

Since the Plaza was constructed, RDBID has increased their level of programming as well as the level of services provided to businesses and citizens visiting downtown. Some of the regular

programs and services RDBID currently provides include Cinema Under the Stars, Downtown Concert Series, Skating, Exploration Days, Downtown Clean Team, Info on the Go, Downtown art projects, game day events and a number of other activities on the plaza.

In order to provide these programs and services to the citizens of Regina and the businesses downtown, RDBID requires a space to store maintenance and program supplies and equipment. RDBID was storing program supplies in the Novia Cafe adjacent to the Plaza however, this building was deemed unsafe and storage was relocated to a temporary trailer on the Plaza in 2015. Although this temporary facility has been helpful, there is still not enough room for all supplies, and maintenance equipment has to be stored off site which may not be sustainable into the future.

Administration worked with RDBID to consider options for storage such as other locations to construct storage or adding storage to a future development in the downtown. However, in order to provide program to the City Square area without additional operational costs, it was determined that storage should be located as close as possible to Victoria Park, the Plaza and F.W. Hill Mall where most programming takes place. Although there are plans to construct the West Pavilion building on the Plaza in the future, it is not suited to house large program supplies, such as tables and chairs or maintenance equipment. Through internal consultations, it was determined that an addition to the existing Victoria Park maintenance building would be best suited to accommodate the amount of storage needed for service equipment and program supplies, while at the same time being the least invasive location in relation to the park and the Plaza.

The planned addition will be identical to the existing facility (Appendix A) and RDBID will be responsible for the full costs of construction and future maintenance. Due to the fact that this is an addition to a City building, the Administration is recommending that the City take on ownership of the addition once complete. The Administration would then perform any ongoing capital maintenance required for the facility with RDBID reimbursing the City for their portion of the work. Once the project is complete and ownership has been taken on by the City, Administration would then enter into a long-term lease agreement providing exclusive use of the facility back to RDBID at no additional cost.

RECOMMENDATION IMPLICATIONS

Financial Implications

There are no financial implications to the City, as the RDBID will be responsible for all capital construction costs, day-to-day maintenance costs and future capital maintenance costs of their portion of the building.

Environmental Implications

There are no environmental implications associated with this report.

Policy and/or Strategic Implications

The addition of program/service equipment storage for RDBID meets the objective in the Council approved Cultural Plan to Build Community through Partnerships and Collaboration, with the goal of enhancing vibrancy in the downtown.

This project also further supports the vision and principles of the Regina Downtown Neighbourhood Plan. By supporting RDBID to continue to provide program opportunities and to keep sidewalks tidy and cleared of snow, this work builds on City Square as a vibrant hub of activity where residents are encouraged to walk. Increased programming in the downtown is also consistent with Crime Prevention Through Environmental Design principles; for example, there is a direct link between higher levels of activity in the downtown and citizens' perceptions of safety.

Accessibility Implications

There are no accessibility implications associated with this report.

COMMUNICATIONS

The Community Services Department will work with RDBID and the Communications Department to ensure the construction of the storage building is communicated to the public. The RDBID will also do their best to ensure that construction is conducted in a manner that limits the impacts on those organizations booking and holding events in the park.

DELEGATED AUTHORITY

As provided in section 101 (1) (k) of *The Cities Act*, the lease of City-owned property without a public offering and a lease at less-than-fair-market-value rates cannot be delegated to the Administration and therefore requires the approval of City Council.

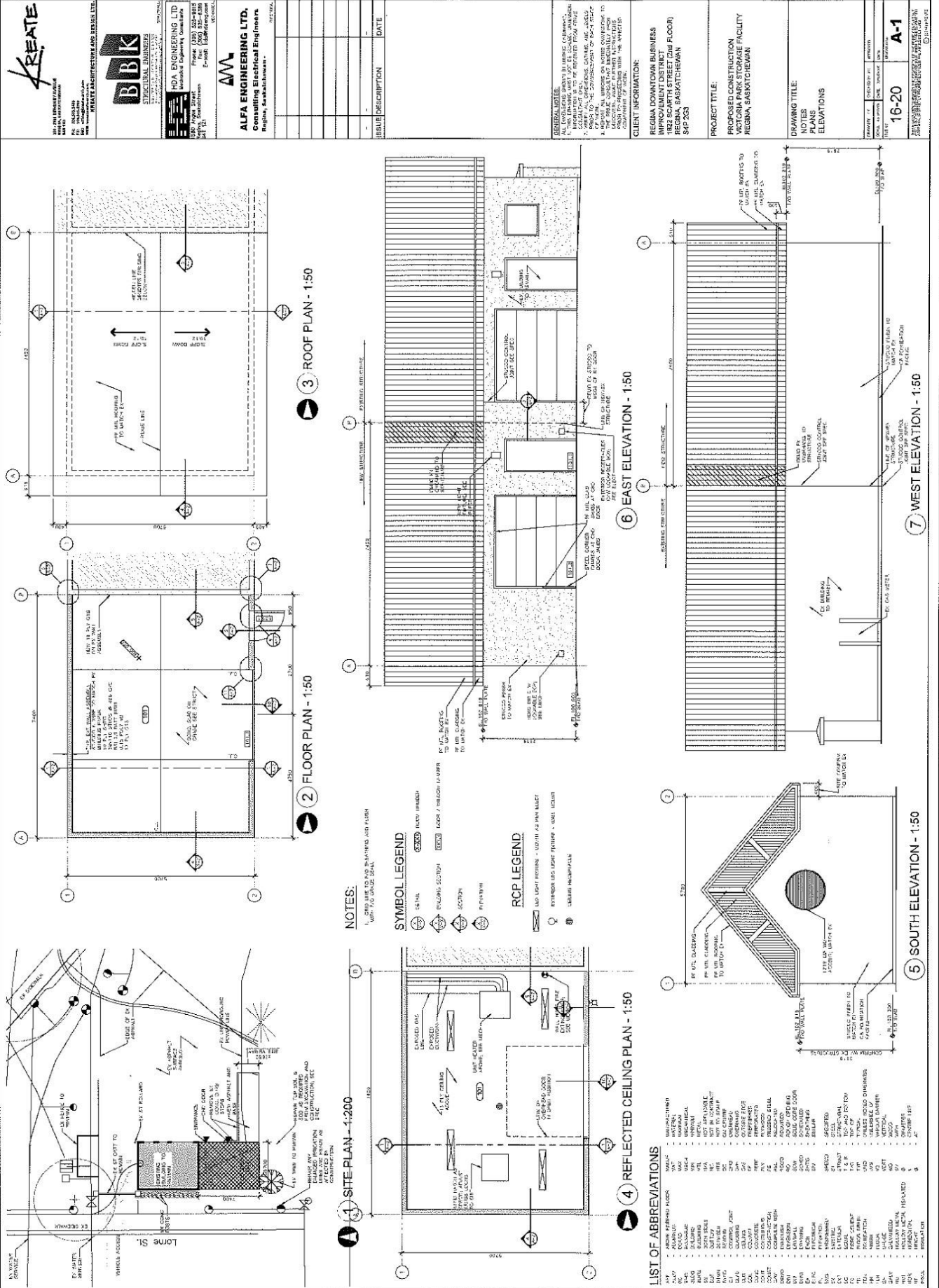
FINANCE AND ADMINISTRATION COMMITTEE

Respectfully submitted,

FINANCE AND ADMINISTRATION COMMITTEE



Kristina Gentile, Secretary



Good evening.

I am here representing the City of Regina downtown residents of the Willoughby condo located on FW Hill Mall – Duncan Building.

It has come to our attention that the city of Regina is discussing the re-installment of the glockenspiel into the Victoria Park square – specifically the north east corner. As residential residents of this area we have concerns over the noise level of the glockenspiel.

According to the community and protective Service report CPS 17-4, the city discussed this with key stakeholders. One important key stakeholder the city did not discuss this was the residents of this area. It is understood we are often overlooked, as our building does not possess prominent signage indicating there is a condo building located on the FW Hill Mall. The other stakeholders mentioned do not live in that area and thus cannot provide the view of residents that may be affected by the noise of the bells.

As discussed with Mr. Stevens – our ward 3 councillor, we understand that there is an increased level of noise with living downtown. We expect that noise to come from vehicle and pedestrian traffic. It seems that the city often neglects the downtown residential residents with authorizing large amounts of noise – such as allowing a DJ company to play music loudly for a period extending greater than 8 hours in the summer of 2016. The glockenspiel was originally installed before the units in our building were turned into condos. The suite owners that have resided there while the glockenspiel was in use have indicated from their memory the noise of the bells was disruptive.

We live in a heritage building and are not against heritage pieces. We greatly respect the history of our city. We are not against the re-installment of the glockenspiel at some place in the city. We request consideration be given to move it to an area that has less residential area, example being Wascana Park. If it must be installed in Victoria park, we request it be moved further away from residential areas. There are a number of condos surrounding Victoria Park. This should be considered in how disruptive the noise level of the bells will be to residents in the area. Another suggestion would be to not have the bells returned to working order if the location cannot be changed.

Thank you for your consideration.



Regina City Council Delegation – Monday, March 27, 2017

RE: Regina Glockenspiel Refurbishment and Reinstallation

Good evening ladies and gentlemen, my name is Chad Novak, and I am here representing the Saskatchewan Taxpayers Advocacy Group, which is a grassroots organization proudly standing up for the rights of individual taxpayers. I am here to address the Regina Glockenspiel refurbishment and reinstallation.

I first want to extend my sincerest gratitude and appreciation to the Regina German Club, and the rest of the volunteers that worked so hard over the past seven years to get this situation corrected. By the sounds of the Committee Meeting, it is not clear as to who made the final call to dismantle the Glockenspiel in 2010, but if it turns out that the final costs are indeed in the hundreds of thousands of dollars, might I suggest that the City do some investigative work to find the party(ies) responsible, and charge back whatever the incremental costs are since 2010, as it seems to have been willfully destroyed during the dismantling and allowed to further deteriorate in a City yard. To me, this is not respectful of our cultural heritage, and taxpayers deserve to know why it was allowed to happen, and whoever made that decision needs to be held to some kind of accountability. *And....I'll leave that topic alone for now.*

I've gladly and wholeheartedly supported the Regina German Club since learning of it's fate through a member of the Club over a year ago. To me, there is nothing more important than celebrating our cultural heritage and our history, as that is something that we all know is lacking within Regina – or at least by the City of Regina organization, not necessarily residents of Regina, as is evident today. It is because of some amazing Regina residents and their willingness to continue to push forward in the face of adversity that we are all here this evening. Having grown up in Moose Jaw, where our Tourism Industry literally helped the City recover from the ghost town it was becoming in the 1980's, I know all too well the value of holding on to our past and not only celebrating it, but sharing it with the world. This is something that we desperately need to recognize as a municipal organization, but I'll talk more on that another day as well.

I must say, I was so proud to have addressed the Committee on March 15, as I have done so many times in the past, because finally – *finally* – it felt as though my words had real meaning on that side of the table. I respectfully requested that funding be done in one stage altogether, not the deferred two-stage approach as had been recommended by Administration, and guess what – it was brought forward as an amendment and passed unanimously! The reason I pushed for this amendment was that I felt strongly that deferring the project any longer – *especially with the open-ended reference of "a future date"* – was

both dangerous and disrespectful of the project as a whole. As I'm sure the German Community can attest to, it's already been deferred long enough. It's been seven long years of banging their head against a brick wall for them, and they deserve to see this issue finally settled once and for all.

We've all had enough of the blame game, hiding it from a simple inspection as they had asked for time and time again, or pretending as though the City is somehow cash strapped and needs to defer it for financial reasons. For me, that argument has long since expired, as many of you who are here today were part of our previous Council, which had absolutely no problems with building a \$278.2 Million Stadium, which will provide no true meaningful benefit to the residents of Regina – other than maybe a nice cup holder.

Finally, this evening, I want to once again thank everyone involved in getting this to where it is tonight. I've done what I can to help push this forward, and I strongly encourage you all to support the motion as presented to you this evening. 100% funding by no later than the 2018 Capital Budgeting season – and I think it's very important to note that I have the utmost confidence that the true costs to refurbish and reinstate it will be a mere fraction of the \$512k estimate.

Thank you for your time this evening, and I will gladly answer any questions you may have.

ADDITIONAL INFORMATION (Dependent on time)

As for funding of this project, consider the fact that, according to media reports, the City of Regina is anticipating a whopping **\$9.8 MILLION surplus from 2016 alone**, which, combined with continual annual surpluses every year for at least the past decade, **total \$72 MILLION** (See Appendix A) just in that timeframe alone. Keep in mind that this is over and above any budgeted reserve transfers, and is effectively found money that could be used for a variety of purposes in that year or any future years.

Something I am very pleased to see is that the reason for these surpluses is because of what I would call very responsible, conservative budgeting practices. And, it is because of these proven conservative budgeting practices that it is reasonable to assume that we will continue to realize surpluses in 2017 and far beyond. With that taken into consideration, it would not be inappropriate to fully fund this project from any of those surpluses. Of course, the actual costs to refurbish the Glockenspiel to its former glory, which I have a strong feeling will be far lower than the projected \$512,000 price tag noted in this report, is most certainly a wise investment, to ensure that it can be enjoyed for generations to come.

Further to this, the notion of funding from unbudgeted surpluses is supported by Council's decision to reallocate parts of that projected \$9.8 MILLION surplus for Paratransit, improvements at Candy Cane Park and additional funding for Economic Development Regina. The latter of which already receives a large amount of tax dollars to operate, and many question the validity of that funding decision.

While I appreciate the intent of waiting until the 2018 Capital Budget process, I still feel that this ought to have been included as at least a line item in the 2017 Budget, and thus deserves 2017 attention. This issue was raised in September 2016, and was supposed to be brought back by Administration in December 2016, which for undisclosed reasons, it took an additional three months. Further, considering

the information contained within this report, it is reasonable to expect that the City ought to have been aware of at least some kind of funding requirement since the irresponsible dismantling occurred for the Plaza in 2010.

Appendix A

	Per Signed Executive Summary	
Year	Surplus	Deficit
2005		
2006	2,600,000.00	
2007	5,100,000.00	
2008	4,900,000.00	
2009	2,900,000.00	
2010	4,000,000.00	
2011	12,700,000.00	
2012	8,000,000.00	
2013	2,400,000.00	
2014	9,700,000.00	
2015	9,900,000.00	
2016	9,800,000.00	
TOTAL	72,000,000.00	

I would like to thank City Council for the opportunity to address the issue of the Glockenspiel that has finally reached the stage where this amenity will be once again be gracing the Victoria Park center in downtown Regina.

Initially, there has been much controversy surrounding the restoration costs. These have varied from in excess of \$500,000 to one that I saw last week for \$85,000. There is far too much variation for a lay person to understand the reasons therefore, I will forego any comment on what these mean or could mean.

The controversy has certainly stirred a new interest in this Heritage project. At a social event last evening, a conversation took place that involved the Glockenspiel. The remark that was made reflected perhaps a normally silent appreciation when the per remarked how they missed the sounds of the Glockenspiel as they walked through Victoria Park in the evenings. A comment heard, an unsought expression of support for our city. A latent comment perhaps not thought of by our current Civic Administration.

What is a Glockenspiel?

The direct translation is simply “bells being played”. Webster describes this as “ a musical instrument made of metal bars that you hit with small hammers.”

In an attempt to set aside that this is simply an instrument to recognize the German culture, you will find that Glockenspiels will be found in the following communities:

Hocking Hills, OHIO, The cultural theme is SCOTTISH
Leavenworth, WASHINGTON, GERMAN
Ouray, COLORADO, SWITZERLAND
Pella, IOWA NETHERLAND This instrument has 147 bells
Coventry, ENGLAND Lady Godiva Square

The most surprising existence of this instrument has history tracing a Glockenspiel in China some 4000 years ago!

I believe the point is made!

Our Glockenspiel has not only been recognized as a tourist attraction but carries with it, as I am sure that you know, the full support of the Regina Multi-Cultural Council, to go along with Confucious, Mahatma Gandhi and Piapot located in Queen Elizabeth Square.

The Community of Regina has financially supported our Glockenspiel. Their names are scribed on the base of this structure. Our family has donated four figures to it as I know others have as well.

This structure is a tribute to Regina's culture and the contribution made by our settlers. We must see the rebirth of what appears to be its indiscriminate removal.

I am willing to answer any questions that I am able.

Larry Schneider

Good Afternoon, Mayor Fougere, City Councilors and Committee Members.
My name is Alvin Knoll and I am here to speak in support of the motion before you regarding the reinstallation of the Glockenspiel.

I have had several opportunities to speak to this issue over the past few months and would like to reiterate the importance of the Glockenspiel to the German community both as a tribute to our cultural heritage and as a symbol of cultural diversity and harmony in the City of Regina. It is very important to us for the Glockenspiel to take its rightful place in Victoria Park alongside the many other cultural works of art and monuments that can be found throughout the city.

I have had the opportunity to work closely with the German community, City staff and the Community and Protective Services Committee and would like to thank them for the work that has been done to bring this motion forward.

I have also had the privilege of working with members of Heritage Regina, the Regina Multicultural Council, the Regina Downtown Association, the Multicultural Council of Saskatchewan and several city Councilors – all of who have endorsed the reinstallation of the Glockenspiel.

Last Thursday afternoon several members of the German community and I were invited to the City Yard to inspect the bells and the Bell Tower. I was impressed with the condition of the bells and how they have been wrapped and stored in a secure place. The Bell tower itself will need to be refinished but this is not a serious or difficult problem to fix. I am grateful for the opportunity to have viewed the bells and would like to thank the Community and Protective Service Committee for arranging the viewing. It gave us confidence that the restoration of the bells is perhaps not as big a challenge as was first surmised.

Recently a number of people from Regina and across the continent who have some expertise with bells and glockenspiels have contacted the city and the German community. There are now more opportunities to pursue a better cost for the project and these should all be explored.

The original inscription on the plaque of the tower spoke of “ringing in harmony as all cultures come together”. For the people who worked so hard to have the Glockenspiel erected in 1985 it was a symbol of the diversity of this city working together for the good of all people. This is an ideal we still value.

Respectfully,
Alvin Knoll

Good afternoon Mayor Fougere, City Councillors and Committee members,

My name is Bryce Van Loosen, I am here on behalf of the German Club and I wish to speak in support of the motion before you regarding the restoration and the proposed costs that have been brought forward.

Thank you for allowing me to address Council with my concerns.

The restoration of the Glockenspiel has recently become a hot topic not only amongst the German Community but across the city and beyond.

We believe that a project such as this should be planned, designed and completed with the help of our local skilled labour as much as possible, using the most cost effective options available. We understand that some specific aspects may need to be sourced elsewhere, and that some of the project may require highly specialized out of town facilitators.

With no outreaching, we have already received a lot of interest from skilled people who have expressed a desire to be a part of this project after hearing about the projected budget of \$512,000. These skilled people have offered their free service relating to their field of expertise. We have forwarded you their contact info and are currently in the process of establishing other potential contributors.

We are interested in contributing to the process however we can. Please consider what we feel to be a far better funding model for this project when it comes time to vote.

Thank you for your time.

Bryce Van Loosen

March 27, 2017

To: His Worship the Mayor
And Members of City Council

Re: Regina's Glockenspiel

RECOMMENDATION

**RECOMMENDATION OF THE COMMUNITY AND PROTECTIVE SERVICES
COMMITTEE - MARCH 16, 2017**

1. That up to \$25,000 be allocated from the General Fund Reserve to undertake detailed design for the restoration of Regina's Glockenspiel.
2. That up to \$512,000 be considered in the 2018 Capital Budget for the restoration of the structure and mechanical elements of Regina's Glockenspiel, its installation, and servicing of the selected site in the northeast corner of Victoria Park.
3. That an annual repair and refurbishment capital budget of \$2,000 be considered through the 2018 budget process.
4. That an annual programming budget of \$4,000 be considered through the budget process once the carillon bell ringing system has been installed.

COMMUNITY AND PROTECTIVE SERVICES COMMITTEE - MARCH 16, 2017

Councillor John Findura declared conflict prior to the consideration of item CPS17-4 citing his involvement with the Regina Multicultural Council, abstained from discussion and voting and temporarily left the meeting.

The following addressed the Committee:

- Chad Novak, representing Saskatchewan Taxpayers Advocacy Group;
- Leasa Gibbons, representing Regina Downtown BID;
- Bryce Vanlucen, representing Regina German Club;
- Alvin Knoll, representing the German Harmonie Club; and
- Larry Schneider, Former Mayor, representing himself

The Committee adopted the following resolution:

1. That up to \$25,000 be allocated from the General Fund Reserve to undertake detailed design for the restoration of Regina's Glockenspiel.

2. That up to \$512,000 be considered in the 2018 Capital Budget for the restoration of the structure and mechanical elements of Regina's Glockenspiel, its installation, and servicing of the selected site in the northeast corner of Victoria Park.
3. That an annual repair and refurbishment capital budget of \$2,000 be considered through the 2018 budget process.
4. That an annual programming budget of \$4,000 be considered through the budget process once the carillon bell ringing system has been installed.

Councillors: Jerry Flegel (Chairperson), Lori Bresciani, Andrew Stevens were present during consideration of this report by the Community and Protective Services Committee.

The Community and Protective Services Committee, at it's meeting held on March 16, 2017, considered the following report from the Administration:

RECOMMENDATION

1. That up to \$25,000 be allocated from the General Fund Reserve to undertake detailed design for the restoration of Regina's Glockenspiel.
2. That up to \$300,000 be considered in the 2018 Capital Budget for the restoration of the structure and mechanical elements of Regina's Glockenspiel, its installation, and servicing of the selected site in the northeast corner of Victoria Park.
3. That an annual repair and refurbishment capital budget of \$2,000 be considered through the 2018 budget process.
4. That the purchase and installation of the carillon bell ringing system, estimated at \$212,000, be deferred to a future date when appropriate funding sources are identified.
5. That an annual programming budget of \$4,000 be considered through the budget process once the carillon bell ringing system has been installed.
6. That this report be forwarded to the March 27, 2017 meeting of City Council for approval.

CONCLUSION

Refurbishment and installation of Regina's Glockenspiel in Victoria Park recognizes the German and multicultural communities' contributions to the growth and development of Regina. It marks progress towards the Cultural Plan objectives to *Ensure resources are supportive of Regina's immigrant history* and *Conserve cultural heritage resources*. Further, the reintroduction of this

cultural landmark to Regina's downtown creates an anchor for the northeast corner of Victoria Park at a major access point for the space and for City Square Plaza. Consensus on the location for the Glockenspiel was achieved with key stakeholders including the Regina German Club, Regina Multicultural Council, Multicultural Council of Saskatchewan, Regina Downtown Business Improvement District, and Heritage Regina.

These recommendations propose that the City proceed with a detailed design for the restoration of the Glockenspiel, and that based on that design a proposal for the first phase of rehabilitation including the Glockenspiel structure, mechanics, and servicing of the site be considered in the 2018 budget. The second phase of rehabilitation, consisting of purchase and installation of a carillon bell ringing system, would be deferred until appropriate funding sources are identified. The recommendations also consider the resources necessary to ensure that the structure and mechanics of the Glockenspiel are maintained in good working order, so it can have a lasting presence as a landmark in Regina's downtown.

Regina's Glockenspiel is large and requires an almost complete refurbishment. Rebuilding the pedestal, upgrading the stand, replacement of the clock and purchase of a modern bell-ringing system that can withstand Regina's temperature fluctuations is a significant undertaking. McGinn Engineering & Preservation Limited has identified that the cost for restoration and installation at nearly \$512,000 including landscaping and a recommended 30% contingency.

If these recommendations are approved, the refurbishment of the Glockenspiel would represent a comparatively large investment in a single piece in the Civic Art Collection. *Regina Lace* by Stephen Brathwaite and Douglas Bamford cost \$250,000, and *oskana ka asasteki*, the 1998 Joe Fafard bison on F.W. Hill Mall, was \$80,000. *Gateway*, near the airport, cost \$150,000. While public art and heritage investments have intangible value beyond what is tallied for insurance or budget purposes, it is important to understand the relative scale of the Glockenspiel project.

BACKGROUND

The Glockenspiel was purchased by the Regina Multicultural Council (RMC) in 1985. On October 15, 1985, City Council approved the terms and conditions of an agreement to grant \$30,000 to the Regina Multicultural Council for the Glockenspiel project. In the agreement, condition #2 states "the RMC shall use its best efforts to secure or become entitled to other grants (specifically from Regina Market Square and the Regina 1985 Heritage Committee) together with private donations, and all revenue generated therefrom shall be applied against the costs of acquiring, assembling and erecting the Glockenspiel." Condition #5 further states that "in the event sufficient funds for the assembly and erection of the Glockenspiel cannot be generated by the RMC, possession of the said Glockenspiel and all rights to and property of same shall be transferred unconditionally to the City by the Society upon a demand therefore by the City."

In 1988, Council heard that the RMC's fundraising efforts had not been successful and that the RMC had requested that the City exercise the full terms of the agreement. Council approved the

recommendation that the City of Regina assume all rights to the Glockenspiel and release the RMC from its obligation. The Glockenspiel has been part of the City's Civic Art Collection since 1988.

Regina's Glockenspiel commemorates Regina's German and multicultural communities, their contributions to the growth and development of the city, as well as their continued strength and cultural vibrancy. The Glockenspiel was situated close to the northeast corner of Victoria Park, adjacent to Scarth Street and 12th Avenue, until it was removed and placed in storage during construction of the City Square Plaza in 2010.

Regina's Glockenspiel was built in Germany. The original tower incorporates 23 original bells and decorative elements, including a three-faced clock. The bells were programmed to play *O Canada* and Canadian folk tunes.

Due to the complexity of the mechanism to operate and program the bells, exposure to the elements, location, and general wear and tear, the Glockenspiel has required significant upgrades on several occasions since its installation. Even so, by the time it was disassembled for construction of City Square Plaza, it continued to show signs of aging and was in need of repair. Funds were not immediately available to complete repairs, so the Glockenspiel remained in storage in a secure City facility.

At the September 14, 2016 Executive Committee meeting, motion EX16-26 was approved: that the Administration consult with the community to find a location for the Glockenspiel and provide a report at the December 14, 2016 meeting of Community & Protective Services Committee with a proposed location, costs and funding source.

DISCUSSION

Three issues were outstanding at the time of the Executive Committee motion: the total cost of refurbishment and reinstallation of the Glockenspiel; agreement with stakeholders on a location and schedule for the ringing of the bells; and, a funding source for the project.

Cost of Refurbishment

McGinn Engineering & Preservation Limited was contracted to determine the current condition of the Glockenspiel and to create a preliminary cost estimate to refurbish the piece. The McGinn firm was chosen because of their extensive experience with heritage conservation projects. This firm also did the assessment and detailed design for the fountain located in Confederation Park, adjacent to the new stadium, which is currently being restored. McGinn's Glockenspiel cost estimate was created with information from Verdin Bells, the only company in North America that has experience in fabricating and maintaining glockenspiels.

McGinn Engineering & Preservation Limited has provided a preliminary design for Glockenspiel refurbishment and installation of a new pedestal base. The preliminary design is attached as Appendix A.

Option 1: Full Restoration

McGinn provided an opinion of probable cost for full restoration of \$368,100. With a recommended contingency of 30 per cent due to the complexity of the project, and including tax and additional landscaping, the total estimate is \$511,900. Scope of the restoration includes:

- repair and painting of original steel frame
- bells cleaned and new clappers, with a 25-year life span, installed
- sufficient weatherproofing to ensure reliable operation
- site preparation including servicing and conduit installation
- pouring of new concrete base and installation of salvaged granite cladding using custom masonry techniques
- fully programmable, clarion bell controller (bell ringing system)
- new three-sided clock
- new commemorative plaque

The cost is driven by the complexity of the project along with a few key factors. The bell ringing system and weatherproofing are state of the art in order to ensure reliable operation through the climate fluctuations experienced in Regina. The estimate provided by Verdin Bells includes shipping of Glockenspiel parts to and from their Cincinnati headquarters, and training of a technician in Regina to perform regular maintenance and programming support. The pedestal base as designed by McGinn will use salvaged granite from various sources, including the Old City Hall building in nearby F.W. Hill Mall.

Option 2: Full Restoration with deferral of purchase and installation of bell ringing system (Recommended)

McGinn has advised that this project can be split into two phases without changing the total estimated cost. In this option, the City will undertake full restoration of the Glockenspiel and installation of all required servicing, but defer the purchase and installation of the bell ringing system. This option still carries a \$511,900 estimate for the entirety of the project, but the initial restoration and installation of the structure is estimated at \$279,300. With contingency, Administration is recommending that up to \$300,000 be made available for this stage of the project. A more accurate amount will be known once detailed design is complete. The remaining \$212,000 is a reasonable estimate for purchase, installation, and initial programming of the bell ringing system at a future date.

This option has the same attributes as full restoration (See Option 1 above). Deferral of the purchase and installation of the bell ringing system reduces the pressure on the 2018 Capital budget, and provides opportunities for stakeholders to participate in fundraising to contribute to a portion of the final cost.

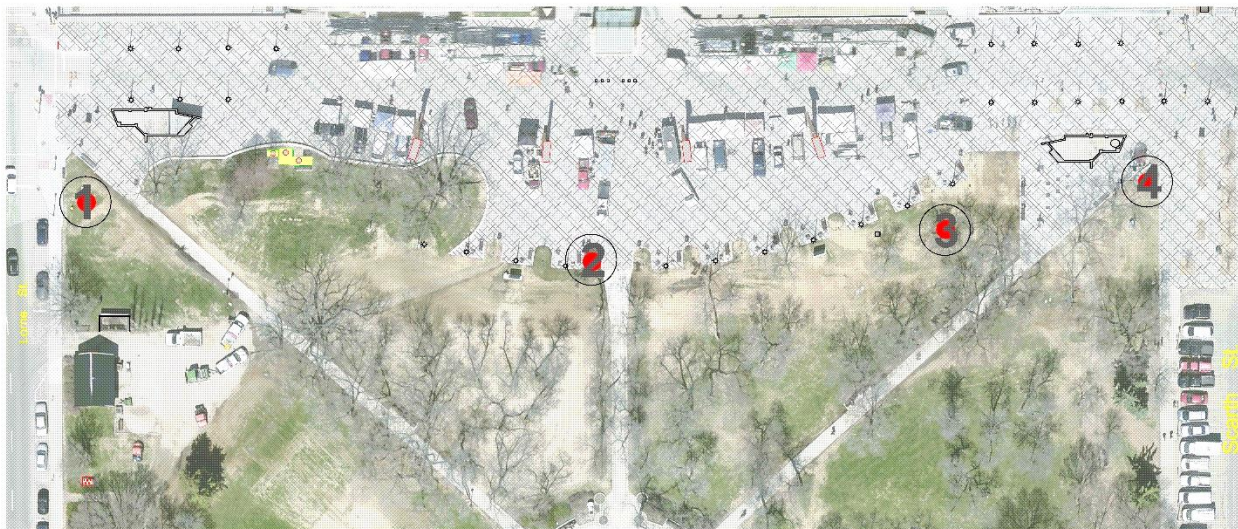
There are risks to proceeding with this option, including a potential escalation in material or transportation costs due to an unfavourable exchange rate. Stakeholders may not be successful in additional fundraising or securing grants from other levels of government in the current financial climate.

Location & Schedule

To prepare for external consultation on the site and schedule for the tolling of the Glockenspiel's bells, Administration began by identifying criteria for the location decision. The principles that guided the selection of possible sites were:

- a) Clear pathway
- b) Proximity to a main entrance to Victoria Park
- c) Clear lines of sight
- d) Ease of maintenance, e.g. Allows for snow removal, landscaping, and other operations
- e) Reflective of the Glockenspiel's cultural importance to the city
- f) Centre of the city

Based on this criteria, four locations were identified in Victoria Park. The four locations were assessed by internal City departments with consideration for underground utilities, proximity to existing trees, ease of maintenance (including cutting the grass and snow removal), events that occur within the park and finally Crime Prevention Through Environmental Design (CPTED) principles. Finding no major impediments to the four possible locations, Administration began consultation with stakeholders.



Two meetings were held with community organizations with deep interest in the history and future plans for the Glockenspiel. The Regina Multicultural Council (RMC), the Multicultural Council of Saskatchewan (MCoS), the Regina German Club, Heritage Regina, and the Regina Downtown Business Improvement District (RDBID) met with members of City Administration on November 4, 2016 to review the site options and frequency and timing of the bells. At this meeting agreement on the recommended frequency of programming was achieved; similar to other cities worldwide with a town glockenspiel, Regina's would be programmed to run twice per day, possibly at noon and 5 pm.

Additional guiding principles for the location were developed in the consultation session,

continuing from the list above:

- g) considerate of other major stakeholders
- h) alignment with any future plans for renovations at Victoria Park
- i) consideration of the City Square Policy currently in development
- j) considerate of the location of the seasonal skating rink in Victoria Park

The group ruled out several sites and asked that Administration consult with several other major users of Victoria Park and City Square on the remaining options. Administration spoke with the Regina Folk Music Festival and the Regina Public Library before reconvening with the original stakeholders on November 17, 2016. At that time, the group agreed on site four, which is recommended in this report.

The recommended location allows for unobstructed views of the Glockenspiel from several angles, and is adjacent to a major entrance to Victoria Park. It is very close to the original location of the Glockenspiel. Stakeholders appreciated the historical significance of this location, its visibility, and its status as a major gateway into the Park, Plaza, and the F.W. Hill Mall. Ultimately, once installed in this location, it will appear as though the Glockenspiel was never removed.

RECOMMENDATION IMPLICATIONS

Financial Implications

Current plans to restore the Glockenspiel are based on the best information available to Administration at this time. A more refined plan will be obtained by undertaking detail design work during 2017. Administration estimates the cost of this design at \$25,000. Due to the timing of the work done to date on this issue, this expenditure was not anticipated in the 2017 budgets recently approved by City Council. Consequently, Administration recommends that the 2017 detailed design work be funded by a withdrawal from the General Fund Reserve. The forecasted future uses of this reserve do not preclude the proposed withdrawal of up to \$25,000 in 2017. The February, 28, 2017 balance in this reserve is \$32,769,342. The 2017 target minimum balance for this reserve is \$21,486,567. The 2017 target maximum balance for this reserve is \$42,973,134.

Although the reserve is currently above its minimum target balance, it is expected to decrease significantly. Due to commitments in the next 5 years the reserve is expected to be below its minimum by 2018 and by 2021 is forecast to have a balance of approximately \$4,000,000.

This report recommends that up to \$300,000 for restoration of the structure of Regina's Glockenspiel be considered in the preparation of the 2018 budget. Administration also recommends that the purchase and installation of the carillon bell ringing system, estimated at \$212,000, be deferred to a future date when appropriate funding sources are identified. Deferral of the purchase and installation of the bell ringing system reduces the pressure on the 2018

budget, and provides opportunities for stakeholders to participate in fundraising to contribute to a portion of the final cost. However it also carries some risk that costs may escalate in the intervening period.

In addition to capital refurbishment costs, Administration recommends funding be considered within the 2018 budget for ongoing repair and refurbishment of the Glockenspiel. An annual capital program of \$2000 per year will make it less likely that the Glockenspiel will require another ground-up rebuild 25 years into the future.

The Civic Art Collection is maintained through the efforts of a part time art preparator and minimal funding. This approach has meant that larger repairs and refurbishment, such as those required by the Glockenspiel and pieces like *Gateway* (repairs estimated at \$5000) and Jack Sures' *Bandicoots* are difficult to complete. A policy that identifies standards and rationale for commissioning, procuring, and asset management of pieces within the Civic Art Collection is a priority action within the Cultural Plan, and work will begin on this policy in 2017. With a responsible asset management plan and modest budget in place, the assets in the Civic Art Collection will be maintained for future generations of residents to enjoy.

Environmental Implications

The Glockenspiel will be rebuilt using recycled and reused materials to the extent possible, including the original stand and bells, salvaged granite from City reserves, and pavers that match those used in City Square Plaza.

Policy and/or Strategic Implications

The Cultural Plan identifies Embrace Cultural Diversity and Commemorate and Celebrate Regina's Cultural Heritage as goals for cultural development in the next 10 years. The refurbishment and installation of the Glockenspiel contributes to the objective to *Ensure resources are supportive of Regina's Immigrant History*. The City's investment in the Glockenspiel is a tribute both to early German immigrants who contributed to Regina's growth and development, as well as symbolic "of the way in which groups of different heritages come together to enrich the life of this city." (Quote from the original plaque at the base of the Glockenspiel).

The Glockenspiel nurtures appreciation of our cultural identities and support the understanding and appreciation of our city's diversity. As a landmark, it provides visitors and residents with the opportunity to immerse themselves in other cultures and create places for sharing ethnic traditions. *Design Regina* and the Cultural Plan define Heritage Value as *The aesthetic, historic, scientific, cultural, social or spiritual importance for past, present or future generations. The heritage value of a historic place is embodied by its character-defining materials, forms, location, spatial configurations, uses and cultural associations and meanings*. In commemorating and celebrating Regina's cultural heritage, the Cultural Plan calls for conservation of cultural heritage resources. This investment by the City of Regina will ensure the

Glockenspiel is reinstated, preserved and maintained for many years to come.

Other Implications

Preservation and Maintenance of Public Art

The Glockenspiel is included within Regina's Civic Art Collection. Pieces in the collection are the responsibility of the City on behalf of citizens of Regina, and are preserved and maintained to the extent possible. Building on lessons learned from the issues maintaining the Glockenspiel throughout its life, efforts have been taken in the preliminary estimates for refurbishment to ensure that the rebuilt instrument will be feasible to operate and maintain in Regina's extreme climate. An annual budget has been recommended to ensure the long-term preservation of the instrument.

Utility Locates

At the time of his investigation, utility underground information was provided to McGinn Engineering & Preservation Limited, but actual utilities were not exposed at the proposed site. The Glockenspiel's exact location is dependent upon installing around existing utilities.

Accessibility Implications

As a piece of public art in a highly visible and pedestrian friendly corner of Victoria Park, it is anticipated that residents and visitors of all ages and abilities will be able to visit and appreciate the Glockenspiel.

COMMUNICATIONS

A communications strategy will be developed to support decisions resulting from the approved plan.

DELEGATED AUTHORITY

The recommendations contained in this report require City Council approval.

Respectfully submitted,

FINANCE AND ADMINISTRATION COMMITTEE



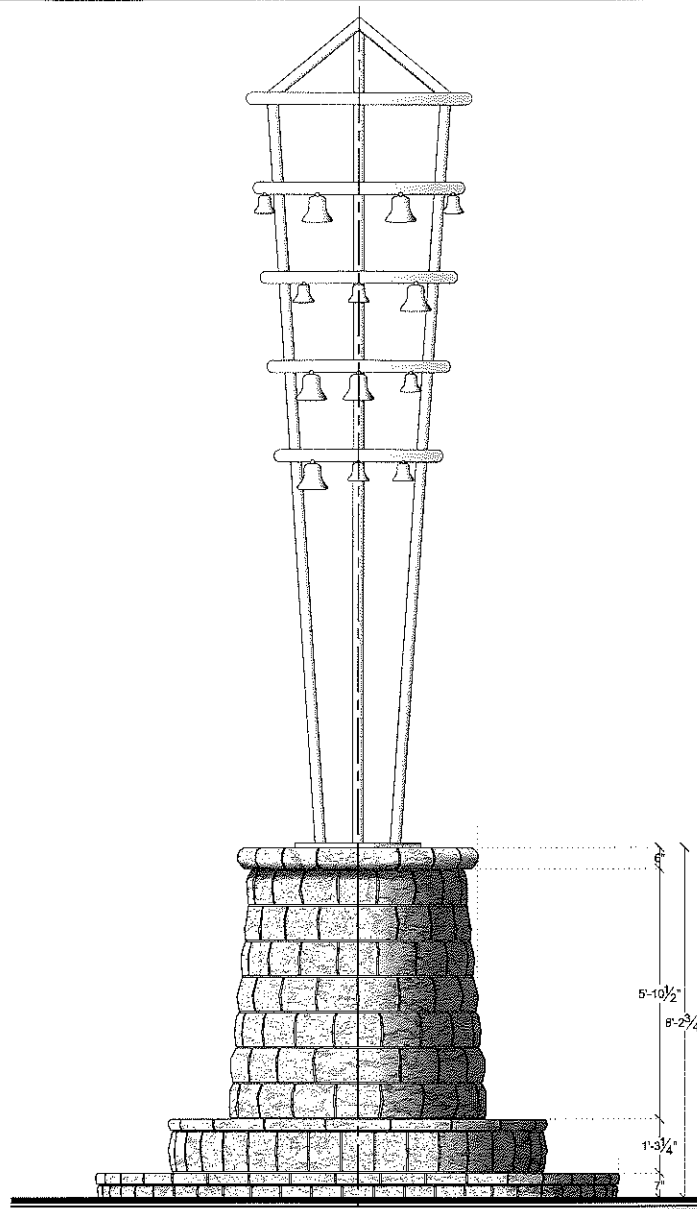
Kristina Gentile, Secretary



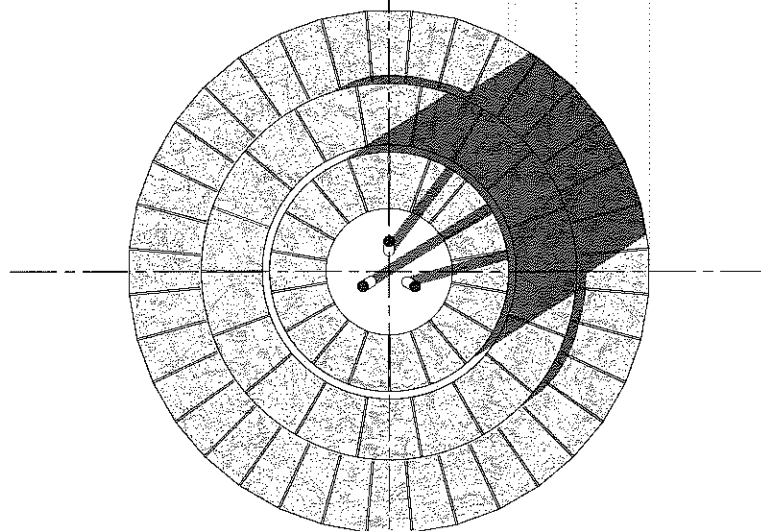
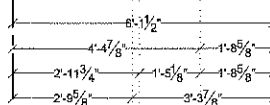
McGinn Engineering &
Preservation Ltd.
Barry McGinn Architect.

#803-402 West Pender St. Vancouver, B.C.
Tel: 604-473-9866 Fax: 604-473-9877
Web: www.mcgin-engineering.com

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**GLOCKENSPIEL
PROPOSED DESIGN**



REV.	DESCRIPTION	DATE
2		
1		

PROJECT:

**REGINA
GLOCKENSPIEL**

VICTORIA PARK, REGINA, SASK.

TITLE:
**ELEVATION
AND PLAN**

DRAWN BY: JWB

DATE: 12/13/2014

SCALE: 3/8" = 1'-0"

DWCR:

A-PR-1-01

March 27, 2017

To: His Worship the Mayor
And Members of City Council

Re: Saskatchewan Assessment Management Agency Annual General Meeting

RECOMMENDATION

**RECOMMENDATION OF THE EXECUTIVE COMMITTEE
- MARCH 15, 2017**

1. That Councillor Joel Murray be appointed as the voting delegate for the City of Regina for the Saskatchewan Assessment Management Agency Annual General Meeting.
2. That other members of City Council attending the Saskatchewan Assessment Management Agency Annual General Meeting be appointed as non-voting delegates.

EXECUTIVE COMMITTEE - MARCH 15, 2017

The Committee adopted the following resolution:

1. That Councillor Joel Murray be appointed as the voting delegate for the City of Regina for the Saskatchewan Assessment Management Agency Annual General Meeting.
2. That other members of City Council attending the Saskatchewan Assessment Management Agency Annual General Meeting be appointed as non-voting delegates.
3. That this report be forwarded to the March 27, 2017 meeting of City Council for approval.

Recommendation #3 does not require City Council approval.

Mayor Michael Fougere, Councillors: Andrew Stevens (Chairperson), Lori Bresciani, Sharron Bryce, John Findura, Jerry Flegel, Jason Mancinelli, Joel Murray and Barbara Young were present during consideration of this report by the Executive Committee.

The Executive Committee, at its meeting held on March 15, 2017, considered the following report from the Administration:

RECOMMENDATION

1. That a member of City Council be appointed the voting delegate for the City of Regina for the Saskatchewan Assessment Management Agency Annual General Meeting.
2. That other members of City Council attending the Saskatchewan Assessment Management Agency Annual General Meeting be appointed as non-voting delegates.
3. That this report be forwarded to the March 27, 2017 meeting of City Council for approval.

CONCLUSION

The Saskatchewan Assessment Management Agency (SAMA) is holding its Annual General Meeting (AGM) on April 12, 2017. City Council may appoint a voting delegate to vote on property assessment resolutions submitted to the SAMA Board and non-voting delegates to attend the meeting.

BACKGROUND

SAMA provides assessment oversight for the province of Saskatchewan, municipalities and property owners. SAMA's AGM is taking place at the Queensbury Convention Centre in Regina on April 12, 2017. *SAMA's Annual Meeting Bylaw No. 2014-1* requires that City Council advise of the voting (up to two per Municipal Council) and non-voting delegates that are attending the AGM. Voting occurs on resolutions submitted to the SAMA Board in accordance with subsection 11.1(1) of *The Assessment Management Agency Act* for purposes that may include considering and adopting resolutions respecting property assessment. In 2016 Councillor Wade Murray was the voting delegate appointed by City Council.

DISCUSSION

The bylaws of SAMA allow City Council to appoint up to two voting delegates, as well as other non-voting delegates, for the SAMA AGM as indicated in the letter attached as Appendix A. Although there can be up to two people named as voting delegates, there is only one vote per municipality therefore Administration recommends only appointing one voting delegate. The letter from SAMA also advises that the theme of the 2017 AGM is "2017 Revaluation - Results and Expectations". Business conducted at the meeting includes consideration of resolutions with respect to assessment policy and practices, Board of Directors annual report, reports from SAMA and consideration of any changes proposed by SAMA to assessment legislation. The voting delegate would vote at the meeting on any resolutions regarding assessment policy that is before the resolution committee and there is opportunity to attend the sessions on the assessment system and 2017 revaluation results through the sessions offered.

RECOMMENDATION IMPLICATIONS

Financial Implications

The registration fee of \$75 per delegate for the SAMA AGM are within the 2017 operating budget.

Environmental Implications

None with respect to this report.

Policy and/or Strategic Implications

SAMA is a strategic partner in providing advice and forwarding improvements to the assessment system in the province.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

The City Clerk will provided a copy of this report to SAMA advising them of City Council's decision.

DELEGATED AUTHORITY

The recommendations contained in this report require City Council approval.

Respectfully submitted,

EXECUTIVE COMMITTEE

A handwritten signature in black ink, appearing to read 'Jim Nicol', written in a cursive style.

Jim Nicol, Secretary



January 11, 2017

To: All Municipal Councils
c/o Clerks and Administrators

NOTICE OF SAMA ANNUAL MEETING

In accordance with *The Assessment Management Agency Act*, municipal councils are hereby notified that the Saskatchewan Assessment Management Agency (SAMA) will hold its Annual Meeting on **Wednesday, April 12, 2017 at the Queensbury Convention Centre in Regina**. The meeting will be held in Salon A. The theme of SAMA's 2017 Annual Meeting will be "2017 Revaluation - Results and Expectations," and will focus on the outcomes of the recent 2017 Revaluation.

SAMA will be again be offering a half day training session the day before the Annual Meeting specifically geared to administrators. The session will run the afternoon of April 11, 2017 from 1:30 – 4:30, and will be held in Salon A, the same room as the Annual Meeting. The training session will build upon previous sessions, detailing various aspects of the assessment system, and seeking to help administrators better understand the results of the 2017 Revaluation. There is no cost for the training session, however, pre-registration is required.

A block of hotel rooms has been set aside at the Residence Inn Marriott in Regina. Rooms can be booked by contacting the hotel at (306) 739-3010 and using the group code: SAMA AGM.

Municipal councils may appoint two voting delegates to attend the Annual Meeting. The voting delegates can be any person named by the municipal council to attend SAMA's Annual Meeting as a voting delegate. Other delegates, including members of council and administrators, may also attend the Annual Meeting as non-voting participants.

Registration for the annual meeting will begin at **8:15 a.m.**, with the formal meeting commencing at **9:30 a.m.** Refreshments will be provided throughout the day, and lunch is included with each delegate's registration fee.

Business conducted at the SAMA Annual Meeting will include:

- consideration of resolutions with respect to assessment policy and practices, assessment administration or assessment legislation;
- receipt of the board of directors' annual report;
- consideration of reports made by SAMA; and
- consideration of any changes proposed by SAMA to assessment legislation.

As stated in section 17(1) of the *Annual Meeting Bylaw*, a municipal council may, not less than one month before the date set for the convening or reconvening of the annual meeting, deliver to the Board a proposed resolution for consideration at the annual meeting. A municipal council may present a resolution respecting assessment policy and practices, assessment administration or assessment legislation. **The deadline for submission of regular (non-emergent) resolutions is March 12, 2017.** Resolutions may be submitted by mail to my attention at SAMA Central Office, 200-2201-11th Avenue, Regina, Saskatchewan, S4P 0J8, by fax to 306-924-8060 or by email at info.request@sama.sk.ca.

Registration fees are \$75 if registered before March 31, 2017 and \$85 after March 31, 2017.

The full registration package and agenda for SAMA's Annual Meeting will be sent to municipal councils by March 1, 2017. If you have any questions about the annual meeting, please contact SAMA at 1-800-667-7262.

Sincerely,

A handwritten signature in black ink, appearing to read 'Irwin Blank', with a stylized, flowing script.

Irwin Blank
SAMA Chief Executive Officer

March 27, 2017

To: His Worship the Mayor
And Members of City Council

Re: 2017 Appointments to the Board of Directors for Regina Downtown BID

RECOMMENDATION

**RECOMMENDATION OF THE EXECUTIVE COMMITTEE
- MARCH 15, 2017**

1. That Mr. Mike Mamona and Mr. Gerry Fischer as persons who are electors of the City or are employed in the District for terms effective April 1, 2017 and expiring December 31, 2017.
2. That Mr. Bob Kasian as a person who is an elector of the City or is employed in the District for a term effective April 1, 2017 and expiring December 31, 2018.
3. That Mr. Chad Haidey and Mr. Aaron Murray as persons who are electors of the City or are employed in the District for terms effective April 1, 2017 and expiring December 31, 2019.
4. That members continue to hold office for the term indicated or until successors are appointed.
5. That the Regina Downtown BID be directed to include diversity as a requirement criteria in the selection for board members in the future.

EXECUTIVE COMMITTEE - MARCH 15, 2017

The Committee adopted a resolution to concur in the recommendation contained in the report after adding an additional recommendation as follows:

- That the Regina Downtown BID be directed to include diversity as a requirement criteria in the selection for board members in the future.

Mayor Michael Fougere, Councillors: Andrew Stevens (Chairperson), Lori Bresciani, Sharron Bryce, John Findura, Jerry Flegel, Jason Mancinelli, Joel Murray and Barbara Young were present during consideration of this report by the Executive Committee.

The Executive Committee, at the **PRIVATE** session of its meeting held on March 15, 2017, considered the following report from the Nominating Committee for Regina Downtown:

RECOMMENDATION

On behalf of the Nominating Committee, it is recommended that the following appointments be approved to the Board of Directors for Regina Downtown:

1. Mr. Mike Mamona and Mr. Gerry Fischer as persons who are electors of the City or are employed in the District for terms effective April 1, 2017 and expiring December 31, 2017.
2. Mr. Bob Kasian as a person who is an elector of the City or is employed in the District for a term effective April 1, 2017 and expiring December 31, 2018.
3. Mr. Chad Haidey and Mr. Aaron Murray as persons who are electors of the City or are employed in the District for terms effective April 1, 2017 and expiring December 31, 2019.
4. Members continue to hold office for the term indicated or until successors are appointed.
5. This report be forwarded to the March 27, 2017 meeting of City Council for approval.

CONCLUSION

The Nominating Committee, established by Bylaw 2003-80 for recommendation of appointments to the Board of Directors for Regina Downtown, has met to determine recommendations for the consideration of City Council. There are five positions on the Board to be filled for 2017. The Committee has reviewed all applications and is recommending the reappointment of one current member and the appointment of four new members.

BACKGROUND

Bylaw 2003-80, *The Regina Downtown Business Improvement District Bylaw*, provides for a Nominating Committee comprised of five individuals including:

- Chairperson of the Board
- Vice Chair of the Board
- A citizen member of the Board who is in the first year of a two year term
- The City Council member on the Board
- The General Manager of Planning and Development, (represented by Mr. Don Barr).

The Vice Chair of the Board, Mr. Chad Haidey declared a conflict of interest as he is eligible for reappointment.

The role of the Nominating Committee is to recommend to City Council, the appointment of members to the Board of Directors for the Regina Downtown Business Improvement District (the Board). The purpose of this report is to facilitate the appointments for 2017.

DISCUSSION

The Board is comprised of 13 members appointed by Council. The current composition of the Board includes a member of Council, and 12 other persons who are electors of the City or are employed in the District.

The terms of the citizen members are staggered appointments up to three years in length. At the end of 2016, the terms of five members will expire: Mr. Gerry Fischer, Mr. Chad Haidey, Mr. Mike Mamona, Mr. Mike Wurster and Mr. Aaron Murray.

Five citizen members of the Board with terms continuing to December 31, 2017 are: Mr. Steve Enns, Ms. Charlene Gavel, Mr. Doug Kosloski, Mr. Mike Ash, and Ms. Krista BeBeau. Two citizen members of the Board with terms continuing to December 31, 2018 are: Ms. Jackie Straub, and Ms. Nadia Williamson.

Mr. Mike Wurster has tendered his resignation from the RDBID Board, effective December 31, 2016.

The Nominating Committee met on October 24, 2016, with the Executive Director of the Board in attendance to act as Secretary.

Following review, the Nominating Committee is recommending the following appointments to the Board:

- Mr. Mike Mamona for a term effective April 1, 2017 and expiring December 31, 2017
- Mr. Gerry Fischer for a term effective April 1, 2017 and expiring December 31, 2017
- Mr. Bob Kasian for a term effective April 1, 2017 and expiring December 31, 2018
- Mr. Chad Haidey for a term effective April 1, 2017 and expiring December 31, 2019
- Mr. Aaron Murray for a term effective April 1, 2017 and expiring December 31, 2019

RECOMMENDATION IMPLICATIONS

Financial Implications

None with respect to this report.

Environmental Implications

None with respect to this report.

Strategic Implications

Regina Downtown plays a key role in managing growth and community in the downtown area. Serving on the board provides citizens with the opportunity to become involved in their community and its future. The time, effort and expertise members dedicate is invaluable and contributes significantly to Council's vision of an inclusive community.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATION PLAN

After City Council has finalized the appointments, the following communications will take place:

- . All applicants will be notified, in writing, of the outcome of their applications.
- . The incumbents who have finished their terms on the Board will be sent letters from the Mayor, on behalf of City Council, indicating appreciation for their service.

DELEGATED AUTHORITY

The recommendations contained in this report require City Council approval.

Respectfully submitted,

EXECUTIVE COMMITTEE

A handwritten signature in black ink, appearing to read 'Jim Nicol', with a stylized flourish at the end.

Jim Nicol, Secretary

March 27, 2017

To: His Worship the Mayor
And Members of City Council

Re: 2017 Citizen Nominee to the Development Appeals Board

RECOMMENDATION

That Gina McGinn be nominated for appointment to the Development Appeals Board for a term effective April 1, 2017 to December 31, 2019 or until a successor is appointed.

EXECUTIVE COMMITTEE - MARCH 15, 2017

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

Mayor Michael Fougere, Councillors: Andrew Stevens (Chairperson), Lori Bresciani, Sharron Bryce, John Findura, Jerry Flegel, Jason Mancinelli, Joel Murray and Barbara Young were present during consideration of this report by the Executive Committee.

The Executive Committee, at the **PRIVATE** session of its meeting held on March 15, 2017, considered the following report from the Administration:

RECOMMENDATION

1. That Gina McGinn be nominated for appointment to the Development Appeals Board for a term effective April 1, 2017 to December 31, 2019 or until a successor is appointed.
2. That this report be submitted to the March 27, 2017 City Council meeting for consideration.

CONCLUSION

An e-mail dated December 20, 2016 was received from Noel Geremia, member of the Development Appeals Board advising of his resignation, effective January 24, 2017.

City Council should appoint a new member to fill the vacancy on the Development Appeals Board. The new member will be provided with an orientation by the Office of the City Clerk.

BACKGROUND

The purpose of this report is to facilitate the appointment of a citizen member to the

Development Appeals Board.

The Development Appeals Board is a quasi-judicial board comprised of five citizen members appointed by City Council to hear and consider appeals to zoning regulations in accordance with the duties and powers of the *The Planning and Development Act, 2007*. Applicants should have experience in hearing appeals or in meetings that involve an adjudication process, as well as experience with writing decisions. The terms of the citizen members are staggered, up to three year appointments.

DISCUSSION

An e-mail dated December 20, 2016 was received from Noel Geremia, member of the Development Appeals Board advising of his resignation, effective January 24, 2017.

The vacancy was advertised in The Leader Post on January 28, 2017 and February 4, 2017 and online at Regina.ca. The deadline for applications was Wednesday, February 15, 2017.

The Chair of the Board, Brian Harris, and the Board Secretary, Elaine Gohlke, met with Mayor Fougere on March 2, 2017 to review the applications and discuss the applicants and the skills, competencies and time commitment needed for appointment to the Board.

RECOMMENDATION IMPLICATIONS

Financial Implications

None with respect to this report.

Environmental Implications

None with respect to this report.

Policy and/or Strategic Implications

Serving on a Committee of Council is both a privilege and means for the public to communicate with Council on behalf of the community. The time, effort and expertise members dedicate to Committees of Council is invaluable and contributes significantly to Council's vision.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

After the City Council meeting, all applicants will be notified in writing of the outcome of their applications.

DELEGATED AUTHORITY

Citizen nominations and organizational appointments require City Council approval.

Respectfully submitted,

EXECUTIVE COMMITTEE

A handwritten signature in black ink, appearing to read 'Jim Nicol', with a stylized flourish at the end.

Jim Nicol, Secretary

March 27, 2017

To: His Worship the Mayor
And Members of City Council

Re: White Butte Regional Trans Canada Trail

RECOMMENDATION

**RECOMMENDATION OF THE EXECUTIVE COMMITTEE
- MARCH 15, 2017**

That the City of Regina endorse, participate and support the White Butte Trans Canada Trail Project as outlined in Appendix 1.

EXECUTIVE COMMITTEE - MARCH 15, 2017

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

Mayor Michael Fougere, Councillors: Andrew Stevens (Chairperson), Lori Bresciani, Sharron Bryce, John Findura, Jerry Flegel, Jason Mancinelli, Joel Murray and Barbara Young were present during consideration of this report by the Executive Committee.

The Executive Committee, at the **PRIVATE** session of its meeting held on March 15, 2017, considered the following report from the Administration:

RECOMMENDATION

That the City of Regina endorse, participate and support the White Butte Trans Canada Trail Project as outlined in Appendix 1.

CONCLUSION

The City of Regina (City) is a member of the White Butte Regional Planning Committee (WBRPC). A sub-committee of the WBRPC, the White Butte Administrator Committee, has prepared a Trans-Canada Trail (TCT) recommendation for endorsement by member municipalities in support of the trail and its construction plan.

The White Butte Administrator Committee Trans Canada Trail Project Recommendation Report presented to the WBRPC on December 21, 2016 is included as Appendix 1.

BACKGROUND

The WBRPC is a forum for regional planning and inter-municipal cooperation. The communities of WBRPC include Balgonie, White City, Pilot Butte, the village of Edenwold, the Rural Municipality (RM) of Edenwold no. 158, the City of Regina and the RM of Sherwood No. 159.

A feasibility study was undertaken by the WBRPC which included the following recommendations to the WBRPC and its member municipalities:

- Proceed with requesting formal approvals by each Council within the WBRPC;
- Fund the construction of the trails in each phase through a self-funded construction model as follows:
 - For each leg of the trail to be constructed, apply to the Canadian Trans Canada Trail Association for maximum funding (100 per cent in planning of the trail leg, 50 per cent for construction);
 - Fund the remaining 50 per cent construction shortfall for each leg of the trail through alternative funding sources as highlighted in the financing/fundraising section of the attached report (including sponsorship, grants, fundraisers, special interest groups, developers and other sources);
- Continue with Phase 1 of the proposed project (securing a pedestrian cross over on Highway 1 at the White City overpass). Proceed with the trails even if short-term pedestrian crossing at the Highway 1 overpass at White City cannot be secured;
- Cost sharing for maintenance of the rural crusher-dust trails will be determined by the WBRPC following review by each Council. The cost of maintaining the urban (paved asphalt) sections of the trail would become the responsibility of the applicable urban municipality upon completion of construction;
- Establish a separate TCT project team or committee to determine a project plan to deliver construction of the trails and crossings. Obtain a recommendation from the Administrator Committee on the approach and make-up of the committee;
- Secure a project lead for the TCT project to work directly with the project team; and
- Assign the following to the TCT project team for delivery by spring:
 - Continue with delivery of Phase 1 of the project;
 - Develop a long term trail marketing and funding strategy;
 - Develop an approach for securing landowner permissions;
 - Develop a project plan for a minimum of the first year for approval by the WBRPC;
 - Develop a proposed funding action plan in support of the first year project plan

which addresses the funding shortfalls, assuming TCT contributions of 50 percent;

- Provide a recommendation for delivery of the first year project plan (including a plan for the current team, hiring a third-party construction company and other relevant planning details); and
- Utilize the White Butte Administrator Committee in their project role to provide oversight to the TCT project team.

DISCUSSION

The City is in a position to endorse the TCT project. The City is not being requested to fund segments of the trail construction. Maintenance costs are still undetermined and will be negotiated through another agreement.

Considerable length of trail exists within the city boundary. Further segments of the trail within the city boundary are to be constructed in the future as part of new neighbourhoods and as development occurs. Until that time, temporary measures are in place within existing budgets to link trails within the city boundary. The trail system will connect rural trails to the existing Regina trails.

The WBRPC will form a project team to develop a project plan to deliver construction of the trails and pedestrian crossings.

The project is pursuing a funding model whereby application is made to the TCT national program for 50 percent of funding for construction and 100 percent for planning. The shortfall would be made up through a self-funding model by the communities whereby they work together to raise funds for the benefiting municipalities.

The self-funded construction model outlined in the attached report indicates that the communities benefiting most from that section of the trail will provide the primary resources/effort for the project with other members supporting the work and actively participating as secondary resources.

RECOMMENDATION IMPLICATIONS

Financial Implications

The WBRPC is not requesting new funding for trails from the City of Regina. The approach to funding is a self-funded construction model. Each section of the trail being constructed must

have the shortfall funds secured (in addition to the TCT funds) to complete construction of that leg of the trail. Ongoing maintenance costs will be borne by the municipalities without TCT funding. There is no commitment or requirement in this endorsement to contribute to maintenance of trails outside of City boundaries. A regional trail system, cost shared for maintenance, may be an option considered by the White Butte project team for eventual consideration by individual councils (Appendix 1).

The WBRPC will form a project team to develop a project plan to deliver construction of the trails and pedestrian crossings. The self-funded construction model outlined by the administrator committee report indicates that the communities directly benefiting from that portion of the trail should have primary responsibility for fundraising with the other members supporting the work and actively participating as secondary members.

Temporary measures are in place within existing budgets, within the city boundary, that will offer a basic TCT experience until multi-use trails are constructed as part of new neighborhoods or as development occurs.

Environmental Implications

Environmental impact assessment may be required in the planning of the trails as the trail system follows natural creek beds.

Policy and/or Strategic Implications

The City is a member of the WBRPC.

The White Butte Trans Canada Trail Project aligns with policies contained within the Regional Context section of *Design Regina: The Official Community Plan Bylaw No. 2013-48*.

Section D1 Goal 4 - Connected Natural System

- Identify a connected natural system where we endeavour to partner with surrounding municipalities and other regional partners to connect the city to a regional linked system of continuous natural areas and corridors; and
- Regional trail and recreation system connected to the potential open space connections.

Section D3 Goal 5 - Active Transportation

- Maintain, enhance, and where feasible expand the city's multi-use *pathway* network to new and existing neighbourhoods for all seasons.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

The WBRPC will lead communication with landowners impacted by the proposed trail extensions. The White Butte Administrator Recommendation Report (Appendix 1) recommends next steps, which includes developing a detailed landowner approach strategy.

DELEGATED AUTHORITY

The recommendation contained in this report requires City Council approval.

Respectfully submitted,

EXECUTIVE COMMITTEE

A handwritten signature in black ink, appearing to read 'Jim Nicol', with a stylized flourish at the end.

Jim Nicol, Secretary

White Butte Administrator Committee Trans Canada Trail Project Recommendation Report Dec. 21, 2016

Financial and Foundational Guidelines

Commitment and Risk Management

- Members of the White Butte Regional Planning Committee will not be required to contribute monies from municipal revenue to construct the Trans Canada Trail legs. The trails for each leg/phase will be funded through a **Self-Funded Construction model**. Operation of this Self-Funded Construction model is as follows:
 - For each leg of the trail to be constructed, apply to the Canadian Trans Canada Trail association for maximum funding (100% in planning of the trail leg, 50% for construction).
 - Fund the remaining construction shortfall for each leg of the trail through alternative funding sources as highlighted in the Funding section of this document (e.g. sponsorship, grants, fundraisers, special interest groups, developers, etc.)

Municipality Resourcing and Cooperation

- For each section of the trail being built, the communities benefitting most from that section of the trail will provide the primary resources/effort for the project with other members supporting the work and actively participating as secondary resources.

Project Delivery

Team

- Establish a separate Trans Canada Trail project team/committee to develop a detailed project plan to actively deliver construction of the trails and pedestrian crossings.
- All 3rd party resources engaged will be paid for from funds raised for the project.

Project Manager

- Assign a Project Manager that is either a 3rd party resource engaged by White Butte or is a White Butte Regional Planning Committee member. The Project Manager (PM) will be the manager/ organizer of the overall project including trail construction and coordination with the fundraising activity. The PM is the single “keeper of the plan”, responsible for financial tracking/management, is the key TCT liaison and cross-regional liaison (as needed)

Construction Oversight Resource

- Assign a knowledgeable/subject matter expert resource to oversee the trail construction (planning/design, studies, approvals and permits, vendor oversight). The Trail Construction oversight resource should be either a 3rd party resource engaged by White Butte or is a White Butte Regional Planning Committee member.

Other Delivery Team Members

- For other team roles, assign White Butte members or reliable/knowledgable volunteers. They could include:
 - Volunteers (community members, students, associations, etc.)
 - Recreation Directors or other employees of municipalities
 - Councillors or other elected officials
 - Employee(s) of businesses within the community

Fundraising Lead and Team Members

- Form a TCT Fundraising Sub-Team that can operate separately from the TCT Project Delivery Team (the skillset and focus are different).
- Assign a lead for the TCT Fundraising Group that is either a 3rd party resource engaged by White Butte or is a White Butte Regional Planning Committee member. The leader will need to work closely with the TCT Project Manager.
- The Fundraising Group could consist of volunteers, White Butte committee members and/or employees of businesses interested in participating as part of their corporate community program.

Project Sponsorship and Oversight

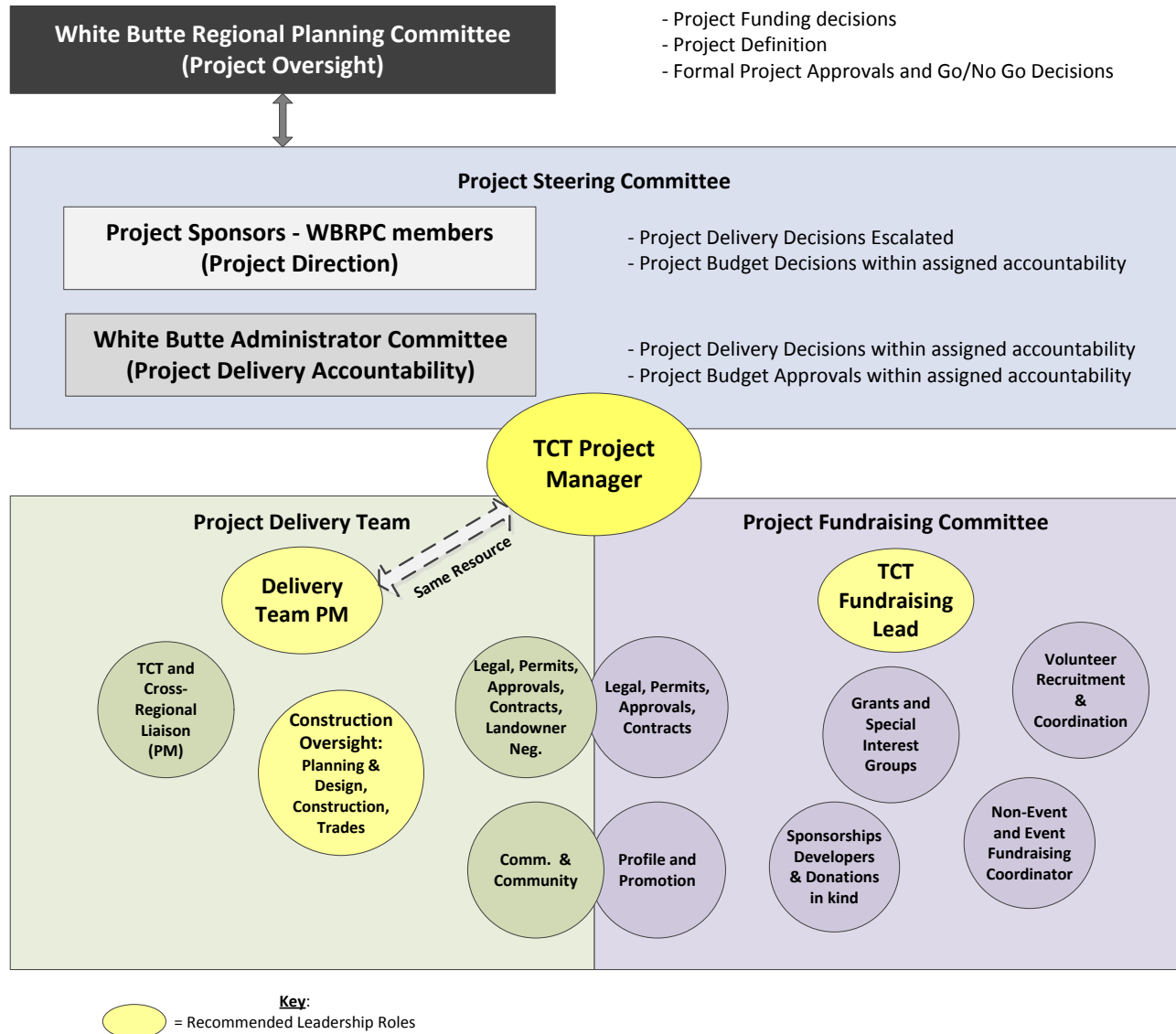
- Two project sponsors from the White Butte Regional Planning Committee will be maintained for the duration of the project to provide direction, decision-making, problem solving (where needed), supply negotiation skills and publicly champion the project on behalf of the WBRPC.
- Utilize the White Butte Administrator Committee in their “project” role to provide oversight to the Trans Canada Trail project team.

Decision Making, Financial Management and Reporting

- The White Butte Regional Planning Committee will retain the decision-making and veto authority for the project.
- It is recommended that specific decision-making and financial management capacity be defined and allotted to the project sponsors and the Admin Committee for oversight of the project.
- Directional changes and changes over a specified \$ value should require WBRPC review and approval.
- Monthly project reporting will be supplied to the WBRPC.

The project structure diagram on the following page summarizes the project structure, leadership and sponsorship recommended for the Trans Canada Trail project.

White Butte Trans Canada Trail Proposed Project Structure



Trail Construction

Planning and Design

- Planning and Design of the trail should engage a 3rd party expert resource or organization. (TCT pays for 100% of the trail planning activities).
- Although the White Butte TCT Feasibility Study specified crusher dust trails in all locations, it is recommended that the project team and sponsors be provided the flexibility to work with the planning and design resource(s) to determine an approach for construction of each leg of the trail.

- For example: Depending on fund raising success, for high traffic trail areas, crusher dust or asphalt may be the feasible trail type for construction. For lower traffic trail areas, crusher dust or greenway (mowed grass) trails could be considered.
- It is recommended that the trail construction focus first on the anticipated higher use sections of the trail as noted in Feasibility Study.
- The trail routes should be fully flexible to allow the project team and project sponsors to alter the route as the project progresses, based on environmental requirements, landowner permissions and cost of construction. e.g. Obtaining land use agreements via landowners, purchasing land, utilizing road easements, etc.

White Butte Collaboration

- The White Butte Regional Planning Committee members would collaborate for the development and/or maintenance of the trails. This collaboration could be informal or through a more formal inter-municipal agreement. If a more formal approach is determined to be the best approach, then legal counsel would be consulted.
- Where vendors/3rd party resources are required for construction of the trail, it is recommended that the contract signing approach is uncomplicated. The vendor contracts should be signed by one or two of the most involved WBRPC municipalities with significant benefits from that portion of the trail. The signing municipalities would be determined by location and size of the current project. The signing municipalities would also be responsible to oversee the work being completed, unless otherwise agreed with the TCT project team.
- Funds should ideally be raised prior to engaging any municipality by signing a vendor contract.

Insurances

- It is recommended that the municipality with work being completed within their jurisdiction provide insurance to cover liability and any other required construction insurances.

Community and Landowner Engagement

Timing and Approach

- Landowners and the communities (general public) should be engaged early in the project during the planning and design stage. It is recommended that landowners are approached first, closely followed by community input/feedback open houses.
- Community members and landowners should be supplied the opportunity to identify needs and suggestions for consideration for the trail.
- Community members and landowners should be considered for members of the delivery team.
- The approach to discussions with landowners is recommended to be as follows:

- Develop an “information package” to be used in discussion with the landowner to provide ample information and examples of the trail to the landowner to ensure full understanding. It should include any available options to be discussed with the landowner.
- Assign a minimum of two (relevant) people from WBRPC and/or the project team to have discussions with the landowner. At least one of the people should be a formal WBRPC member.
- The WBRPC members will not lobby the landowner, but rather promote the benefits of the trail and discuss route options.

Financing/Fundraising and Promotion

Funding and Resourcing the Trail Construction

- The approach to funding construction will be a **Self-Funded Construction model**, whereby each section (leg) of the trail being constructed must have the shortfall funds secured (in addition to the TCT funds) to complete construction of that leg of the trail prior to construction.
- The communities directly benefiting from that portion of the trail should contribute primary responsibility/effort for fundraising with the other members supporting the work and actively participating as secondary members.

Issuance of Tax Receipts

- Secure the ability to issue tax receipts for donations and/or sponsorships for both corporations/businesses and individuals. It is recommended that this be accomplished via the Sask Trails Association (5% fee and Sask Trails pays trail construction invoices for WBRPC).
- A donation/sponsorship plan should be developed to communicate to potential donors. For example:
 - Donations greater than \$X will receive a tax receipt
 - Consider a sponsorship contribution “level” program. Gold, Silver and Bronze contributors could be defined and signage could be erected on the trail to reflect the contribution level. (e.g. Bronze contributor = \$5,000, Silver contributor = \$10,000 and a Gold contributor \$15,000+).
- Funds raised that do not qualify/warrant a tax receipt to be issued (e.g. sale of 50/50 draw tickets) will remain fully in the control and management of the WBRPC.
- It is recommended that various fundraising approaches are utilized based on the portion of the trail being developed/the amount of funds required and the availability of people resources.

The Fundraising Options diagram below illustrates various fundraising approaches and the relative effort/resources required.

TCT Fundraising Options

Less Effort

Grant \$ (outside of TCT)

- Gov of Sask
 - Special Interest Groups (e.g. Ducks Unlimited, Regina Wildlife Federation, etc.)
 - Provincial or National Trail Associations and other Environmental Support Groups
-

Charitable Donations

- Examples: Kinsmen, Lions Groups, Elks Canada, etc.
-

Sponsorships

- Corporate, Business or Individual sponsorships with recognition signage acknowledging the contribution
-

Potential Developers

- For portions of the trail that are contained within a community (e.g. Pilot Butte)
-

Non-Event Fundraisers

- Example: Lottery, Raffle, 50/50 Draw
-

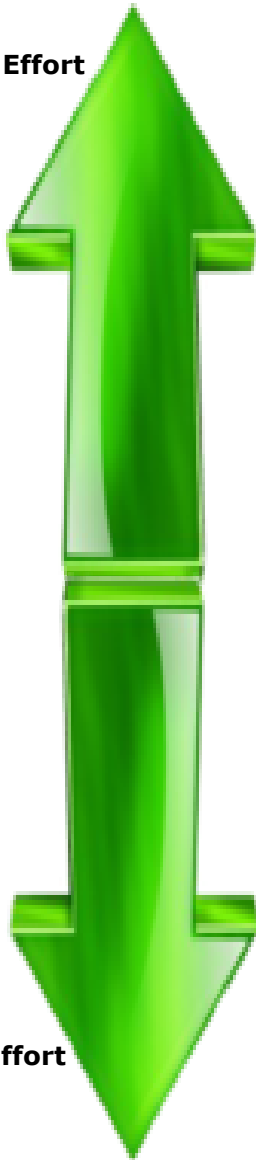
Donations in Kind

- Businesses with ability to build a leg of the trail or contribute labour/equipment
-

Fundraiser Events

- Special Events
-

More Effort



Trail Maintenance

Responsibility and Cost Options

- The cost of maintaining the urban (paved asphalt) sections of the trail would become the responsibility of the urban municipality upon completion of construction.
- The cost of maintaining the rural sections of the trail (regardless of surface) could be accomplished through different approaches. The maintenance approach will be reviewed as the trail is built and will be discussed with the White Butte Regional Planning Committee and respective councils **prior to implementation**.
- Two feasible approaches for maintenance include:
 - 1) Operate and maintain the trails as a shared regional trail system
 - The trails would be operated as a regional trail system, serving the entire region.
 - In this scenario, the members of the White Butte Regional Planning Committee would share the cost of maintenance of the rural trails, applying a similar pro-rated cost split to that of the committee operating budget. Communities linked with the trail system via roadway trails may be considered exempt or have a lower pro-rated share of the trail maintenance cost assigned.
 - 2) Fund Raise annually for trail maintenance
 - The trails would remain considered a regional trail system, serving the entire region.
 - In this scenario, all participating members of the White Butte Regional Planning Committee would actively fund-raise annually (includes grants) to cover the cost of trail maintenance.
- Trail maintenance would initially only be performed during the spring, summer and fall months.
- Maintenance of portions of the trail that follow an existing RM roadway will remain the full responsibility of the RM to maintain.

Other Recommendations

Relationships with Other Regions

- For speed and effective use of resources, utilize learnings from other regions wherever possible.

Participation in Trail Associations

- It is recommended to become a member of the Sask Trails Association to qualify for grants as well as to enable WBRPC to issue tax receipts for donations.
- Investigate national trail associations for similar benefits.

Trail Integration within Municipalities

- Integrate the Trans Canada Trail in the White Butte Region with other important regional endeavors and practices. For example:
 - The Eco Museum project
 - Use of Community Safety Officers for the trail
 - Application of the EMO plan to the trail
 - Insurance coverage for the trail added to the insurance of the RM (or the relevant community if an urban trail)

Recommended Next Steps

Formalize the Trans Canada Trail project within WBRPC

- Consider the proposed Trans Canada Trail initiative a White Butte Regional Planning Committee project. Add the project to the approved project list of the White Butte Regional Planning Committee.

Form a Project Team and Secure Leadership

- Secure project manager resource.
- Establish project delivery and fundraising teams.

Develop a Project Plan

- Develop a Community Involvement, Trail Marketing and Funding Strategy
- Develop a detailed Landowner approach strategy
- Develop a project plan for a minimum of year 1 for approval by the White Butte Regional Planning Committee
- Develop a fund raising strategy and action plan in support of the year 1 project plan, which addresses the funding shortfalls, assuming TCT contributions of 50% for construction and 100% for planning

March 27, 2017

To: His Worship the Mayor
And Members of City Council

Re: 2017 Canada 150 July 1St Celebration

RECOMMENDATION

**RECOMMENDATION OF THE EXECUTIVE COMMITTEE
- MARCH 15, 2017**

1. That City Council approve an expenditure of \$100,000 from the General Fund Reserve in support of Regina's Canada 150: Canada Day July 1 Celebrations. Funding will support free and extended transit and paratransit service, as well as general operations for the celebrations which will include policing, security, translation services, fireworks and family entertainment.
2. That City Council delegate authority to the City Manager or his designate to approve and enter into a Contribution Agreement for federal funding in the amount of \$400,000 for the Canada 150 Canada Day July 1 Celebrations.
3. That the City Clerk be authorized to execute the agreement(s) on behalf of the City after review and approval by the City Solicitor.
4. That City Council delegate authority to the City Manager or designate to approve and enter into a Contribution Agreement with the Regina Canada Day Committee for the City to provide funding to the committee of up to \$50,000 of the funding in recommendation #1 towards the July 1st celebrations.

EXECUTIVE COMMITTEE - MARCH 15, 2017

The Committee adopted a resolution to concur in the recommendation contained in the report after adding an additional recommendation as follows:

- That City Council delegate authority to the City Manager or designate to approve and enter into a Contribution Agreement with the Regina Canada Day Committee for the City to provide funding to the committee of up to \$50,000 of the funding in recommendation #1 towards the July 1st celebrations.

Mayor Michael Fougere, Councillors: Andrew Stevens (Chairperson), Lori Bresciani, John Findura, Jason Mancinelli, Joel Murray and Barbara Young were present during consideration of this report by the Executive Committee.

The Executive Committee, at the **PRIVATE** session of its meeting held on March 15, 2017, considered the following report from the Administration:

RECOMMENDATION

1. That City Council approve an expenditure of \$100,000 from the General Fund Reserve in support of Regina's Canada 150: Canada Day July 1 Celebrations. Funding will support free and extended transit and paratransit service, as well as general operations for the celebrations which will include policing, security, translation services, fireworks and family entertainment.
2. That City Council delegate authority to the City Manager or his designate to approve and enter into a Contribution Agreement for federal funding in the amount of \$400,000 for the Canada 150 Canada Day July 1st Celebrations.
3. That the City Clerk be authorized to execute the agreement(s) on behalf of the City after review and approval by the City Solicitor.

CONCLUSION

A formal funding agreement for Canada 150 July 1 celebrations in Canadian cities is expected from the Federal Government in March, with a public announcement targeted for April. Prior to the formal announcement, Regina has been made aware that the commitment is \$400,000. In addition to this, \$15,000 has been secured from the Provincial Capital Commission. \$40,000 has also been requested through the City's Special Event Major Grant as part of an annual funding commitment from the City to local Regina Canada Day organizing committee (RCDC).

A further allocation of \$100,000 from the City of Regina is required to enhance the programming and logistics of the local RCDC effort.

Approximately \$60,000 will provide extended free holiday transit and paratransit service on July 1. This will include expanded service hours from 8 a.m. to midnight and special shuttle service between the major venues. In addition, special charter service will be offered to move residents from the end of the Saskatchewan Roughrider football game at new Mosaic Stadium to Wascana Park in time for the evening fireworks. In addition, a special charter service will move participants from the Saskatchewan Roughrider home game that evening to Wascana Park in time for the fireworks.

Increased resources for public transportation will reduce barriers to participation and increase event accessibility.

Other costs include: security and honorariums to various community groups and service clubs who will play a key role in the delivery of the celebrations.

BACKGROUND

For comparison, on December 31, 2016, the local committee delivered a successful 2017 New Year Kick-off Celebration at the Conexus Arts Centre, Wascana Park and Saskatchewan Science Centre. The celebration provided a glimpse into the family focused programming to be delivered on July 1 and included a wide variety of entertainment and activities for all ages. The celebration was capped with fireworks. The total budget was \$150,000.

The Federal Government has identified four themes for CANADA 150. Planning and programming for Regina's July 1 celebrations are centered around these:

Our youth: We want to mobilize youth and give them the means to become fully invested in society so that they flourish and participate in life in their community.

Our diversity: We want to celebrate the strength that comes from our diversity. We want to celebrate Canada and continue to make it a welcoming country where everyone can flourish. We are united by a social contract based on respect, inclusion, compassion, equality and justice.

Our relations with Indigenous peoples: We want to sustain the reconciliation with the Aboriginal peoples. We must take a hard look at our past when we consider the future of our relationship with Indigenous peoples.

Our environment: We want all Canadians to become guardians of our environment, as it is a source of national wealth and pride. We want to reaffirm our desire to protect our natural environment and to strengthen our environmental awareness.

DISCUSSION

Canada 150 will be one of the biggest celebration in Canadian history. As a capital city, and one of 19 Canadian major cities across Canada selected for federal funding, Regina will play a key role in national and regional celebrations.

City administration, in partnership and collaboration with a local Canada 150 Committee, have been coordinating and overseeing the planning of a multi-venue celebration of Canada's 150 July 1 event. The local Canada 150 Committee is comprised of representatives from:

- Wascana Centre Authority
- Economic Development Regina / Tourism Regina

- Conexus Arts Centre
- Provincial Capital Commission / Parks, Culture and Sport
- Regina Downtown Business Improvement District (RDBID)
- Assemblée Communautaire Fransaskoise (ACF)

The programming will be staged at the following venues, beginning in the morning and culminating with evening fireworks:

- Wascana Park
- Regina Downtown Plaza
- Saskatchewan Government House.

Utilizing a strong core of the local Canada Day organizing committee which have traditional programming in Wascana Park including the opening ceremonies, living flag, children's activities, vendors, sporting activities, a number of new initiatives will take place in the 2017 celebration. A national cross-country oath and drumming initiative will be announced later this spring.

An entertainment main stage in Wascana Park will host headline and local entertainment throughout the day. A children's stage and ground entertainment and activities will take place in Wascana Park providing festive family fun. Local food vendors and crafters will also be on location.

New for Canada 150 is the inclusion of the downtown plaza. The traditional Regina Farmer's Market will take place on July 1 and will include a free pancake breakfast in the morning, as well as additional programming that is being led by the Regina Downtown Business Improvement District.

Another part of the celebration will be the opening of our new multi-purpose stadium. June 30 will feature a building dedication, live entertainment, Confederation Park unveiling, dignitary recognition and time-capsule legacy. The Regina Canada 150 committee is working closely with the Saskatchewan Roughrider Football Club to deliver Canada 150 programming as part of the opening of the stadium, as well as coordinating the scheduling of the fireworks to allow attendees of the July 1 football game to enjoy the celebration in Wascana Park following the game.

The Regina Canada Day Committee has submitted an application for \$40,000 to the Special Events Major fund within the Community Investment Grant Program (CIGP). The mission of the CIGP is to fund community non-profit organizations to deliver programs, projects and services that align with the City's priorities, to have a clear community impact and to respond to community needs. Through Special Events Major Grant, the CIGP supports events that celebrate citizenship and identity on Canada Day. The Committee historically receives funding through

this program, and in recent years the amount has increased to support capacity building in anticipation of a much larger event in 2017.

In its review of the application and recommendation to fund the \$40,000 request, the Special Events Major adjudicators understood that the Regina Canada Day Committee's application is a key component of local Canada 150 Committee plans. The expanded partnership and varied cash and in-kind support, and additional venues and activities, will enhance the impact of the CIGP funding and ensure a memorable celebration for Regina residents.

This event is made possible through the support of funding and volunteer involvement. Additional funding of \$100,000 will enable the committee to provide added event activities, help make Canada 150 celebrations more memorable and encourage tourism in 2017 and beyond. Working with the committee and community partners, the committee will focus on making Canada Day 2017 the best yet, while meeting the requirements of federal representatives, community partners and event participants.

RECOMMENDATION IMPLICATIONS

Financial Implications

Canada Day 150 Celebration Draft Revenues

PCH Canada 150 Fund	\$400,000
*City of Regina	\$100,000
Sponsorship	\$25,000
City of Regina Special Event Grant	\$40,000
Provincial Funding (PCC)	\$15,000
Total Revenue	\$580,000

Canada Day 150 Celebration Draft Expenditures

Event Planners	\$40,000
Entertainment	\$80,000
Fireworks	\$40,000
Security	\$50,000
Translation Services	\$5,000
Wascana Park	\$90,000
Confederation Park	\$10,000
Downtown Plaza	\$25,000
Staging/Audio/Lighting	\$30,000
Transit/Paratransit	\$60,000
Print/Design/Signage	\$15,000

Photography	\$7,500
Rentals	\$30,000
Marketing	\$30,000
Staffing & Volunteers	\$60,000
Gifts	\$5,000
Total Expenditures	\$577,500

The proposed City of Regina contribution to support the Canada 150 Celebration is an allocation up to \$100,000.

This expenditure was not anticipated in the 2017 General Operating Budget. The amount of financial support the City would propose to provide to the event was not determined in time to be included in the intake of business cases to be considered in the City's 2017 budget process. Consequently, Administration recommends the cash grant be funded by a withdrawal from the General Fund Reserve.

The February 27, 2017 balance in this reserve is forecasted to be \$22,843,842. The 2017 target minimum balance for this reserve is \$21,864,905. The 2017 maximum target balance for this reserve is \$43,729,810. Although the reserve is currently above its minimum target balance, due to commitments in the next five years the reserve is expected to be below its minimum by 2018 and close to zero by 2020. There is a risk that utilizing funds from this reserve could result in future committed projects not being funded.

Environmental Implications

None related to this report.

Policy and/or Strategic Implications

Regina's Cultural Plan, approved by City Council in 2016, has a goal to *Embrace Cultural Diversity* by Strengthening the Indigenous Community's Cultural Presence in Regina, Ensuring Resources are Supportive of Regina's Immigrant History, Addressing the Cultural Needs of Newcomers, and Promotion of Intercultural Relations. This goal and the objectives align with the themes of nation-wide Canada 150 celebrations, Diversity, and Relations with Indigenous peoples.

Other Implications

None related to this report.

Accessibility Implications

All venues will be accessible and free of charge to everyone regardless of socio-economic background or physical abilities. Being held in Wascana Park, the event layout takes into consideration those in need of special parking and wheelchair accessibility. Attendees are permitted to bring their own food, water and non-alcoholic drinks, but items will also be available for purchase from local vendors. There will be free drinking water on site and wheelchair accessible portable washrooms. Regina Transit and Paratransit services will be provided at no cost to the public as shuttle services will be made available from pick-up and drop-off locations as well from Canada 150 event venues throughout the city. Promotion of the event, signage, as well as select event staff will include both English and French communications and representation. All website and event information will be in both official languages.

COMMUNICATIONS

National promotion of Canada 150 has begun. The formal funding announcement of the local Canada 150 celebrations is expected in April. A public campaign will begin in May highlighting the local Canada Day activities.

Part of the City's role in leading the local committee for this special year is public communication to help make residents and visitors aware of the events. The federal government has created a recognition guide for all public communications of the Canada 150 activities. All official correspondence will be in our official languages, English and French. An official broadcaster partner for Canada 150 will be announced this spring. In addition to the marketing budget set aside to promote local activities, an additional earned media plan is being created.

The City will receive logo recognition where appropriate through all marketing and collateral materials produced.

DELEGATED AUTHORITY

The recommendations contained in this report require City Council approval.

Respectfully submitted,

EXECUTIVE COMMITTEE

A handwritten signature in black ink, appearing to read 'John Nicol', with a stylized flourish at the end.

John Nicol, Secretary

March 27, 2017

To: His Worship the Mayor
And Members of City Council

Re: Protocol of Recognition, Partnership and Respect Between the City of Regina and File
Hills Qu'Appelle Tribal Council

RECOMMENDATION

**RECOMMENDATION OF THE EXECUTIVE COMMITTEE
- MARCH 15, 2017**

1. That City Council approve the Protocol of Recognition, Partnership and Respect between the City of Regina (City) and File Hills Qu'Appelle Tribal Council (FHQTC).
2. That the Mayor be authorized to sign the agreement on behalf of the City.

EXECUTIVE COMMITTEE - MARCH 15, 2017

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

Mayor Michael Fougere, Councillors: Andrew Stevens (Chairperson), Lori Bresciani, Sharron Bryce, John Findura, Jerry Flegel, Jason Mancinelli, Joel Murray and Barbara Young were present during consideration of this report by the Executive Committee.

The Executive Committee, at the **PRIVATE** session of its meeting held on March 15, 2017, considered the following report from the Administration:

RECOMMENDATION

1. That City Council approve the Protocol of Recognition, Partnership and Respect between the City of Regina (City) and File Hills Qu'Appelle Tribal Council (FHQTC).
2. That the Mayor be authorized to sign the agreement on behalf of the City.

CONCLUSION

On November 16, 1998, the City and FHQTC signed a Protocol Declaration of Understanding (Declaration). This Declaration was repealed, and a new Declaration was subsequently signed on June 5, 2007. Since that time, and upon further review, it was determined that the Declaration required significant updates; and as such, the document was again repealed earlier in 2016.

Administrative staff from the City and Regina Treaty Status Indian Services Inc. (RTSIS), the urban affiliate of FHQTC, worked cooperatively to create a new Declaration that upholds the important values of the earlier versions, such as respect, collaboration, and recognition of each other's strengths, accomplishments and contributions to the community. Additionally, this new Declaration creates a committee structure to support the work of the Declaration, allowing for better management, regular dialogue and follow-up on discussion items. As per the terms of the Declaration, within 60 days of the official signing date, the parties will establish a Technical Committee, comprised of three administrative staff from each party; and, a Governance Committee, comprised of three elected representatives from each signatory to the Declaration.

The Declaration, now titled the Protocol of Recognition, Partnership and Respect, has recently received approval from the RTSIS Board of Directors and the FHQTC Chiefs. To finalize the Declaration, the Administration is requesting Council approval.

BACKGROUND

The signing of the 1998 and 2007 Protocol Declaration of Understanding was significant in that it recognized and formalized the importance of a strengthened partnership between the City and FHQTC. A strengthened relationship will lead to improvements in the quality of life for urban First Nations' people residing within Regina.

Also declared in the Declaration is recognition that Regina is within Treaty 4 Territory. That individual statement, in and of itself, is very meaningful. Included in the Declaration is recognition that the foundation for a long-term, constructive relationship between the parties requires joint and mutual cooperation in the following areas:

- Housing for First Nations people;
- Economic affairs, including employment and business development;
- Community development and related services;
- Health and Social Development initiatives;
- Cooperative approaches with the Provincial and Federal governments;
- The maximization of federal funding for First Nations developments in Regina;
- Development of ceremonial sites within the city of Regina;
- Education and Training opportunities.

The Parties agreed to pursue joint activity based on the following principles:

- First Nations people should have a quality of life comparable to other residents of the city of Regina;
- RTSIS is a primary contact for Urban First Nations people; and both parties will facilitate effective consultations and/or communications relating to community based developments and program initiatives;

- The interests and priorities of the parties can be best implemented through a jointly established “developmental plan.”
- Both parties agree and understand that future infrastructure, including facility expansion and upgrades, requires the involvement of the provincial and federal governments.

In addition to the above principles, FHQTC commitments or “whereas” clauses included:

- Dedicated to the establishment of a constructive working relationship with the City of Regina;
- Committed to fostering First Nations housing, employment, education, business, social and community developments in the city of Regina;
- Work in Regina with an urban affiliate, RTSIS, which is mandated to represent the interests of the 16 First Nations comprised of the FHQTC and the Touchwood Agency Tribal Council, and is authorized by them to coordinate, manage, and deliver programs and services to First Nations people living in the city of Regina;
- Recognizes that the city of Regina as a municipality does not have jurisdiction for health and education.

The City’s commitments, or “whereas” clauses included:

- Dedicated to constructive working relationships with RTSIS;
- Committed to pursuing developments and operations in a manner which will improve the quality of life of First Nations people in the city of Regina;
- Interest in promoting First Nations housing, employment, education and business activity;
- Prioritized community renewal in the core area of the city of Regina involving neighbourhoods which have a high concentration of First Nations people;
- Recognizes that RTSIS is mandated to represent the interests of the 16 First Nations comprised of the FHQTC and the Touchwood Agency Tribal Council.

DISCUSSION

The decision to repeal and create a new Protocol of Recognition, Partnership and Respect was based on the following:

- 1) Many of the foundations of mutual interest in the 2007 document were areas of responsibility and jurisdiction that primarily reside with the provincial and federal governments. The updated document states, within the General Provisions section, that both parties to the Declaration recognize that this agreement pertains to services within municipal jurisdiction or responsibility.
- 2) The work being initiated from the Truth and Reconciliation Commission’s Calls to Action, including the community collaboration within “Reconciliation Regina” created a need to update the language, intent, values and shared principles - those being respect, understanding, integrity, accountability, transparency, inclusiveness and responsiveness -

as the basis of the relationship between the Parties that will shape our community to support the betterment of the lives of all Treaty 4 people.

The newly updated Declaration maintains and upholds consistent principles and values similar to the 2007 Protocol, including recognition of the value of a strengthened relationship, the significance of Aboriginal and Treaty Rights, the fact that citizens living within the boundaries of the city of Regina are Treaty 4 people on Treaty 4 lands, and the importance of open communication and dialogue on issues of mutual concern and interest.

An important addition to the Declaration is the introduction of a committee structure (Technical Committee and Governance Committee). These committees, to be established within 60 business days of the signing of this Protocol Agreement, will consist of three elected representatives from each party to serve on a Governance Committee, and three administrative representatives from each party to serve on a Technical Committee. The commitment to a committee structure will ensure ongoing communication and follow-up occurs on a regular basis.

The intent of the scheduled committee meetings and ongoing dialogue will include:

- (1) Information sharing and listening;
- (2) Discussion of issues and opportunities;
- (3) Celebration of successes;
- (4) Joint initiatives that will further the relationship by honouring each other's cultures, values, similarities and differences;
- (5) Collaboration on projects that will enhance our community's social, cultural, spiritual and economic fabric in a holistic and respectful manner;
- (6) Enhance and promote positive perception and attitudes between Indigenous communities and the community of Regina;
- (7) Establish and maintain a lasting legacy of inspiration and optimism that re-sets the past relationships and paves the way for future generations to treat each other with respect, recognizing and accepting each other's strengths and contributions to the community with a goal of improving relations.

In discussions with RTSIS, it was identified that the Declaration must include a protocol that clarifies the steps required, or process initiated when an immediate or critical issue or incident occurs outside of the meeting schedule defined in the Declaration. In response, Schedule "A", the Protocol for Priority Response which includes the purpose, definition and management and operation of the protocol for priority response was developed.

RECOMMENDATION IMPLICATIONS

Financial Implications

There are no financial implications associated with this report, however, as the Committees created to support the Declaration meet and the process evolves, there may be policies, programs

and initiatives that require funding. Any such initiatives will be vetted through the regular budget processes.

Environmental Implications

None with respect to this report.

Policy and/or Strategic Implications

All residents, orders of government and community stakeholders have a responsibility and role to play in the ensuring the City of Regina is an inclusive, vibrant, healthy and respectful community. As such, partnerships with the intent to strengthen relationships, improve lives, promote better understanding of cultures and cooperation on mutual issues of concern are integral to the overall wellbeing of the city, community and province.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

A public signing ceremony will be planned by both parties and jointly communicated.

DELEGATED AUTHORITY

The recommendations contained in this report require City Council approval.

Respectfully submitted,

EXECUTIVE COMMITTEE

A handwritten signature in black ink, appearing to read 'Jim Nicol', with a stylized flourish at the end.

Jim Nicol, Secretary

Logo FHQTC

Logo City of Regina

**PROTOCOL OF RECOGNITION, PARTNERSHIP AND
RESPECT**

Between

THE CITY OF REGINA

And

FILE HILLS QU'APPELLE TRIBAL COUNCIL

(hereafter referred to as the “Parties”)

Draft version dated: February 15, 2017

Preamble:

WHEREAS: The Protocol Declaration of Understanding signed between the File Hills Qu'Appelle Tribal Council (FHQTC) and the City of Regina (City) dated June 7, 2007 is to be repealed and replaced with the Protocol of Recognition, Partnership and Respect (Protocol Agreement); and.

WHEREAS: Aboriginal and Treaty Rights are specifically enshrined in Section 35(1) of *the Constitution Act, 1982*, and the Supreme Court of Canada has affirmed the recognition of those rights; and

WHEREAS: It is recognized that citizens living within the boundaries of the city of Regina are Treaty 4 people and Treaty 4 lands; and

WHEREAS: It is recognized that there are diverse cultures and languages of the Indigenous people of Treaty 4; and

WHEREAS: The City and FHQTC agree on the significance of formalizing mutual interests, values and priorities of both Parties through a non-binding Protocol Agreement; and

WHEREAS: It is recognized that this Protocol Agreement is inclusive of Treaty 4 members, whether residing or visiting within Regina boundaries and/or on their respective First Nation lands located outside of the boundaries of Regina.

WHEREAS: A strengthened relationship between the FHQTC and its member nations and the City is integral, as it forms the foundation and strength of our community, as a whole.

THEREFORE BE IT RESOLVED: That based on the shared principles and values of respect, understanding, integrity, accountability, transparency, inclusiveness and responsiveness, the Parties will collectively and cooperatively work to strengthen and shape our community to support the betterment of the lives of all Treaty 4 people.

Therefore the Parties agree as follows:

1. PURPOSE OF THIS PROTOCOL AGREEMENT:

The purpose of this protocol is to strengthen the partnership between the City and FHQTC by introducing regularly scheduled meetings at a governance (elected) and technical (administrative) level. The intent of the meetings and ongoing dialogue will include the following:

- information sharing and listening;
- discussion of issues and opportunities;
- celebration of successes;
- recognize and respect each other's protocols and processes;
- joint initiatives that will further the relationship by honouring each other's cultures, values, similarities and differences;
- collaborating on projects that will enhance our community's social, cultural, spiritual, and economic fabric in a holistic and respectful manner;
- enhance and promote positive perceptions and attitudes between Indigenous communities and the City of Regina; and
- Establish and maintain a lasting legacy of inspiration and optimism that re-sets the past relationships and paves the way for future generations to treat each other with respect, recognizing and accepting each other's strengths and contributions to the community with a goal of improving relations.

This Protocol Agreement is a living document wherein both parties, as signators, commit to upholding, according to the terms and conditions contained therein.

2. COMMITMENTS OF THE FILE HILLS QU'APPELLE TRIBAL COUNCIL (FHQTC):

To strengthen the shared partnership by committing to uphold the Protocol Agreement by maintaining communication and ongoing dialogue with the City of Regina. Specifically, this will include:

- identify a first point of contact to liaise with and coordinate communication with the City of Regina for the purpose of information sharing, issues management and continuing regular dialogue;

- identify potential joint initiatives and projects to further mutually beneficial relationships;
- provide advice and guidance on issues in a culturally respectful and thoughtful way, using the experience of knowledge keepers and others known for their work in resolving, managing and providing advice;
- when requested, FHQTC may provide and contribute to the development and education of culturally appropriate training to City employees;
- Share the contents and intents of this Protocol Agreement with all FHQTC member First Nations.

3. COMMITMENTS OF THE CITY OF REGINA (CITY):

To strengthen the shared partnership by committing to uphold the Protocol Agreement by maintaining communication and ongoing dialogue with the File Hills Qu'Appelle Tribal Council. Specifically, this will include:

- identify a first point of contact to liaise with and coordinate communication with the File Hills Qu'Appelle Tribal Council for the purpose of information sharing, issues management and continuing regular dialogue;
- identify potential joint initiatives and projects to further mutually beneficial relationships;
- provide advice and guidance on issues involving potential land development options, including bylaw adherence, land servicing options and the application and uses of *Design Regina: Official Community Plan*, as well as other documents that guide the growth of Regina;
- The City of Regina will honour this relationship by recognizing the significant contributions of Indigenous people, while working to meet the common vision and needs articulated by all citizens;
- Share the contents of this Protocol Agreement with all City Councillors and City employees.

4. GENERAL PROVISIONS:

- Both Parties to the Protocol Agreement recognize that this Protocol Agreement pertains to services within municipal jurisdiction or responsibility;

- On occasion, both Parties may include an associated entity in joint initiatives or projects or to provide advice on their specific areas of expertise;
- This Protocol Agreement is a non-binding statement of intent and does not create any legally binding obligations to either Party;
- This Protocol is without prejudice to any legal positions of the respective Parties and should not be construed in any way as admission of fact or liability in any proceeding or process;
- Either Party can cancel the Protocol Agreement by providing thirty (30) days' written notice.

5. PROTOCOL AGREEMENT MANAGEMENT:

- Within sixty (60) business days of the signing of this Protocol Agreement, the Parties will establish a Governance Committee and a Technical Committee;
- Each Party agrees to provide timely responses when developing options to address critical situations;
- The Chairs and Co-Chair of each Committee will act in such capacity for a one (1) year period, in the order of the FHQTC, followed by the City;
- Members of the Technical Committee will be approved by the Governance Committee.
- The Protocol for Priority Response is attached as "Schedule A".

Governance Committee:

- Shall be comprised of equal representation of three (3) elected members from each Party to the Protocol Agreement.
- Responsible for monitoring compliance of this Protocol Agreement, as per the terms and conditions contained therein.
- Act as a forum to share information, discuss and resolve potential issues and address concerns.
- Responsible for making all final decisions and recommendations.
- Shall meet a minimum of two times (2) per calendar year, and can meet more often, based on mutual agreement by the Parties. Other meetings outside of this schedule will occur at the call of the Chair.

Technical Committee:

- Shall be comprised of equal representation of three (3) administrative members from each Party to the Protocol Agreement.
- Take direction from the Governance Committee in terms of providing research, analysis and making recommendations to the Governance Committee.
- The members of the Technical Committee agree to provide timely advice and recommendations to the Governance Committee, based on the best information available.
- The Technical Committee agrees to identify mutually beneficial solutions for consideration of the Governance Committee.
- Shall meet a minimum of two times (2) per calendar year, and can meet more often, based on mutual agreement by the Parties. Other meetings outside of this schedule will occur at the call of the Chair.

6. DURATION:

- This Protocol Agreement shall come into effect immediately upon the date of signing by the Parties.
- This Protocol Agreement may be amended by written consent of the Parties.
- Either Party may terminate their involvement in this Protocol Agreement by providing thirty (30) calendar days' written notice to the other Party.

7. MEDIATION:

- The Parties will apprise each other of any potential contentious issue.
- If the circumstances are such that a contentious issue arises, the Technical Committee will discuss and review the concern in good faith and make best efforts to provide recommendations for resolution to the Governance Committee within thirty (30) calendar days of being notified of any issue.
- In the event the Technical Committee is unable to provide recommended resolution to the issue within thirty (30) calendar days, the concern will be elevated to the Governance Committee for resolution. The Governance Committee will provide a decision within ninety (90) calendar days.
- Wherein the Parties are not able to agree on a resolution, the Parties may explore any alternative dispute resolution mechanisms available to them to resolve the issue.

8. COMMUNICATIONS:

- Communications Activities include, but are not limited to: public or media events, ceremonies, news releases, reports, news conferences, public notices, success stories, advertising campaigns, awareness campaigns, editorials and all related communication materials.
- The Party requesting joint communications will provide at least fifteen (15) calendar days' notice to the other Party if the communications activity is an event. The location, date and time of the event must be mutually agreed to.
- Any Communications Activities must be agreed to by the both Parties.

Any Communication between the Parties as required under this Protocol Agreement shall be sent to the following, or their designate:

Vice Chair Elaine Chicoose
File Hills Qu'Appelle Tribal Council
PO Box 985
Fort Qu'Appelle, Saskatchewan
S0G 1S0

His Worship Michael Fougere
City of Regina
PO Box 1790
Regina, Saskatchewan
S4P 3C8

IN WITNESS WHEREOF, THE PARTIES HAVE SIGNED THIS PROTOCOL AGREEMENT THIS _____ DAY OF _____, 20__ IN THE PROVINCE OF SASKATCHEWAN.

ON BEHALF OF THE
FILE HILLS QU'APPELLE
TRIBAL COUNCIL

ON BEHALF OF THE
CITY OF REGINA

Tribal Vice Chair Elaine Chicoose

His Worship, Mayor Fougere

Witness

Witness

Protocol for Priority Response

1. PURPOSE

Ensure a protocol process is established in the event that an immediate or critical issue/incident occurs outside of the meeting schedule contained in the Protocol Agreement Management section of the Protocol of Recognition, Partnership and Respect.

2. DEFINITION

The definition of an immediate or critical issue/incident includes, but is not limited to:

- Environmental;
- Public and/or community safety;
- Cultural practices and traditions;
- Shelter issues (homelessness, at-risk population);
- Advice and/or information sharing exchanges to determine strategies or options that either mitigate or prevent a crisis situation.

3. MANAGEMENT AND OPERATION OF THE PROTOCOL FOR PRIORITY RESPONSE:

- The Parties will establish and maintain a network of contact/resource people who are able to act promptly to an immediate or critical issue/incident.
- Either Party, when notified of any such immediate or critical issue/incident, will ensure the appropriate network of contacts and/or resources is informed and activated to address and/or respond to the stated issue.
- The Parties acknowledge that the immediate or critical issue/incident may not be within their jurisdiction in terms of direct involvement, management or resolution of the stated issue.
- The Parties to the Agreement agree to share information and best practices regarding any outcomes or lessons learned in the resolution or management of the stated issue.

March 27, 2017

To: His Worship the Mayor
And Members of City Council

Re: Appointment of Elected Official to the Administrative Boards of the City of Regina
Casual Employees Superannuation Plan and the City of Regina Elected Officials' Money
Purchase Pension Plan

RECOMMENDATION

**RECOMMENDATION OF THE FINANCE AND ADMINISTRATION COMMITTEE–
MARCH 7, 2017**

1. That Councillor Sharron Bryce be appointed to the Administrative Boards of the City of Regina Casual Employees' Superannuation Plan and the City of Regina Elected Officials' Money Purchase Pension Plan for a term expiring October 31, 2020.
2. That the member continue to hold their position until such time as their successor is appointed.

FINANCE AND ADMINISTRATION COMMITTEE - MARCH 7, 2017

The Committee adopted the following resolution:

1. That Councillor Sharron Bryce be appointed to the Administrative Boards of the City of Regina Casual Employees' Superannuation Plan and the City of Regina Elected Officials' Money Purchase Pension Plan for a term expiring October 31, 2020.
2. That the member continue to hold their position until such time as their successor is appointed.
3. That an edited version of this report be submitted to the March 27, 2017 City Council meeting for approval.

Councillors: Bob Hawkins (Chairperson), Sharron Bryce, John Findura, Jason Mancinelli and Barbara Young were present during the consideration of this report by the Finance and Administration Committee.

The Finance and Administration Committee, at its meeting held on March 7, 2017, considered the following report from the Administration:

RECOMMENDATION

1. That a member of the Finance and Administration Committee be appointed to the Administrative Boards for the City of Regina Casual Employees' Superannuation Plan and Elected Officials' Money Purchase Plan for a term expiring October 31, 2020.
2. That the member continue to hold their position until such time as their successor is appointed.
3. That an edited version of this report be submitted to the January 30, 2017 City Council meeting for approval.

CONCLUSION

The Finance and Administration Committee should consider and appoint a member to the Administrative Boards for the City of Regina Casual Employees' Superannuation Plan and the City of Regina Elected Officials' Money Purchase Pension Plan.

BACKGROUND

City of Regina Bylaw No. 8589 *A Bylaw of the City of Regina Concerning a Plan for Certain Employees and Elected Officials* delegates authority to the Finance and Administration Committee to appoint one of its members to the Administrative Boards for the City of Regina Casual Employees' Superannuation Plan and the City of Regina Elected Officials' Money Purchase Pension Plan. This report is being brought forward to facilitate the appointment for both these boards for a four-year term, expiring on October 31, 2020.

The Terms of Reference for the Board are attached as Appendix A.

DISCUSSION

The composition of both Administrative Boards includes the following representatives, as outlined in Bylaw 8589:

- three persons appointed by the City Manager
- one member of the Finance and Administration Committee.

The appointments to these Administrative Boards have historically been the same people on both Boards so that they effectively operate as one Board. This Administrative Board meets quarterly, at the call of the Chair and in any event at least once every three months. A pension Advisory Committee, as specified under *The Pension Benefits Act, 1992* 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 board typically meets five times per year for approximately two hours.

There is a Board mandated Education Policy that requires a Trustee, in their first year, to complete either Foundations of Trustee Management (three day course) or the Trustee Development Program (four day course). Both programs require the participant to pass an exam. In addition to completing one of the programs noted above, new trustees are also required to complete 20 hours of continuing education. By completion of the third year of a four year term, Trustees are expected to complete wither Advanced Trustee Management Standards or the Advanced Trustee Development Program, in addition to the required 20 hours of continuing education.

Once all basic education requirements have been met, Trustees are expected to attend 30 hours of continuing education. Trustees can apply for an exemption from completing the basic education requirements based on their education and work experience.

The Committee should consider the appointment of a member to the Boards for a term expiring October 31, 2020.

RECOMMENDATION IMPLICATIONS

Financial Implications

None related to this report.

Environmental Implications

None related to this report.

Strategic Implications

None related to this report.

Other Implications

None related to this report.

Accessibility Issues

None related to this report.

COMMUNICATIONS

After the appointment is approved by the Committee, it will be included with the listing of committee members which is communicated to all departments, media, and other interested parties.

DELEGATED AUTHORITY

The recommendations in this report require City Council approval.

Respectfully submitted,

FINANCE AND ADMINISTRATION COMMITTEE

A handwritten signature in blue ink, appearing to read "K. Gentile", is enclosed within a rectangular box with a dotted border.

Kristina Gentile, Secretary

APPENDIX A

Casual Employees' Superannuation & Elected Officials' Money Purchase Pension Plan

Trustee Terms of Reference

Title: Administrative Board Trustee

SUMMARY:

This position is one of four similar positions which make up the Administrative Board. The Board is responsible for administering the plan in accordance with the *Pension Benefits Act, 1992* (Saskatchewan); the *Income Tax Act* (Canada); and Schedule "A" and Schedule "B" of the Casual Employees' Superannuation & Elected Officials' Money Purchase Pension Plan. The position acts in the capacity of trustee and as such stands in a fiduciary relationship to members, former members and any other persons entitled to benefits pursuant to the Plan. The Board administers the Plan via the Pensions & Disability Administration Department of the City of Regina.

RESPONSIBILITIES/ACCOUNTABILITIES:

- Administer the plan in accordance with *The Pension Benefits Act, 1992* (Saskatchewan), the *Income Tax Act* (Canada) and conditions of Schedule "A" and Schedule "B" of the Casual Employees' Superannuation & Elected Officials' Money Purchase Pension Plan.
- Stand in a fiduciary relationship to members, former members and any other persons entitled to benefits pursuant to the Plan.
- Hold in trust for the benefit of the members, former members and any other persons entitled to benefits pursuant to the Plan, any fund established or contract arising pursuant to the plan.
- Act in good faith and in the best interest of members, former members and any other persons entitled to benefits pursuant to the Plan.
- Not prefer the interest of one person entitled to benefits pursuant to the Plan over the interests of any other person so entitled.
- Actively participate in all Board Meetings, Special Board Meetings and education initiatives of the Board.
- Prepare for all Board Meetings, Special Board Meetings and education initiatives of the board by thoroughly reviewing the agenda and associated material provided prior to the related meeting.
- Attend a minimum of 3 of 4 board meetings annually.
- Comply with the policies and rules of the Administrative Board.

QUALIFICATIONS:

Knowledge, Abilities, Skills & Attributes:

- Understanding of the pension industry
- Understanding of Schedule "A" and Schedule "B" of the Casual Employees' Superannuation & Elected Officials' Money Purchase Pension Plan
- Knowledge of Board governance
- Understanding of the distinction between governance and management
- Basic investment knowledge
- Ability to understand and contribute to policy development
- Ability to formulate effective decisions
- Ability to work as part of a team
- Ability to maintain partnerships with internal and external customers
- Have no conflict of interest or legal impediment that would interfere with the exercise of the director's independent judgement, including the duty of loyalty owed to the Plan members
- Intelligence, perceptiveness and good judgement
- Maturity, integrity & fairness
- Innovative, sound business acumen
- Well regarded in the community
- Prior Board experience
- Ability to think strategically
- Time, energy and commitment to serve as a director, including a commitment to learning.

Education/Experience:

Typically the knowledge, skills, and abilities required for this position are obtained through a demonstrated interest in pensions, governance, investments or protecting the interests of others. These skills may have been developed through active participation in a business area related to pensions, including finance, legal, and/or collective bargaining.

WORKING/OTHER CONDITIONS:

Normal office environment conditions apply with considerable use of computer.

March 27, 2017

To: His Worship the Mayor
And Members of City Council

Re: Lease of City Property 850 Arcola Report

RECOMMENDATION

**RECOMMENDATION OF THE FINANCE AND ADMINISTRATION COMMITTEE -
MARCH 7, 2017**

1. That the lease of the City owned property located at 850 Arcola Avenue to Schneider's Millwork and Contractor's Inc. be approved consistent with the terms and conditions stated in the body of this report.
2. That the Administration be authorized to finalize any other commercially relevant terms and conditions of the lease documents.
3. That the City Clerk be authorized to execute the Lease Agreement documents as prepared by the City Solicitor.

FINANCE AND ADMINISTRATION COMMITTEE - MARCH 7, 2017

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

Councillors: Bob Hawkins (Chairperson), Sharron Bryce, John Findura, Jason Mancinelli 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 7, 2017, considered the following report from the Administration:

RECOMMENDATION:

1. That the lease of the City owned property located at 850 Arcola Avenue to Schneider's Millwork and Contractor's Inc. be approved consistent with the terms and conditions stated in the body of this report.
2. That the Administration be authorized to finalize any other commercially relevant terms and conditions of the lease documents.

3. That the City Clerk be authorized to execute the Lease Agreement documents as prepared by the City Solicitor.
4. That this report be forwarded to the March 27, 2017 meeting of City Council for approval after the public notice has been advertised.

CONCLUSION

When considering the lease of City-owned land, standard procedure is for Administration to ensure that the land is made publicly available. In this case, the subject land is to be leased to Schneider's Millwork and Contractor's Inc. without any public offering which requires City Council approval. It is recommended that the highest and best use of the current land is to continue to lease it to the existing tenant. The purpose of this report is to facilitate the lease of this property to Schneider's Millwork & Contractors Inc.

BACKGROUND

Schneider's Millwork & Contractors Inc. has been a tenant of the subject property since the land along Arcola Avenue was purchased by the City in 1989 for the potential widening of Arcola Avenue.

Subsection 101 (1) of *The Cities Act* stipulates that "No Council shall delegate: (k) the sale or lease of land for less-than-fair-market-value and without a public offering". *The Regina Administration Bylaw 41* requires City Council approval if: a lease term, including renewals, exceeds ten years; a lease is less-than-market-value; or if the property has not been publicly identified for lease.

DISCUSSION

Schneider's Millwork & Contractors Inc. owns the building located on the subject land and is aware that upon confirmation of plans to widen Arcola Avenue, they will be required to remove or relocate their building. Since the building is the property of the tenant, making the land available for public offering would require the removal of the building, further consideration for a new tenant would be the uncertainty of tenure based on the future widening of Arcola Avenue. Because of this the land is unattractive for any business that would require a substantial capital investment to utilize the land.

The estimated market value of the land is \$401,620 and the annual market lease rate is set at 12 per cent, which would be \$48,194.40 or \$4,016.20 per month. As the lease will be increasing from the previous rate of \$2,130 per month to \$4,016 per month, administration recommends phasing the increase in over two years. The first 12 months of the new lease will be at \$3,100.20 per month, the remainder of the term will be at \$4,016.20 per month. The tenant will be responsible for GST and property taxes for the term of the lease.

The terms and conditions of the proposed Lease Agreement are as follows:

Subject Property:	Approximately .86 Acres
Tenant:	Schneider's Millwork and Contractor's Inc.
Leased Term:	Five years with an option to renew for a second five years
Net Annual Lease Rate:	First 12 months \$3,100.20 per month, remainder of the term \$4,016.20.
Lease Renewal Option:	Renewable at the discretion of the City of Regina for a second five-year term.
Other Terms:	Lessee shall be responsible for GST and the annual property taxes. Conditional upon the approval of City Council and the terms and conditions contained within the lease agreement.

RECOMMENDATION IMPLICATIONS

Financial Implications

The City will continue to realize revenues from this site until such time as it is required for the Arcola widening project. Annual revenue will be \$37,202.40 for the first year and will increase to \$48,194.40 for the remainder of the five year lease term.

Environmental Implications

Upon surrender of the premises, the tenant will be responsible to return the site to its previous condition, this will include the removal of building, all improvements and chattels.

Policy and/or Strategic Implications

Work related to the expansion of Arcola Avenue is targeted for 2026, the tenant has been made aware of this proposed timeline.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

A copy of this report will be provided to Schneider's Millwork and Contractor's Inc.

DELEGATED AUTHORITY

As provided in section 101 (1) (k) of *The Cities Act*, the lease of City-owned property without a public offering and a lease at less-than-fair-market-value rates cannot be delegated to the Administration and therefore requires the approval of City Council.

Respectfully submitted,

FINANCE AND ADMINISTRATION COMMITTEE

A handwritten signature in blue ink, appearing to read "K. Gentile", is enclosed within a dashed rectangular box.

Kristina Gentile, Secretary

March 27, 2017

To: His Worship the Mayor
And Members of City Council

Re: Local Improvement Program Review

RECOMMENDATION

**RECOMMENDATION OF THE PUBLIC WORKS AND INFRASTRUCTURE
COMMITTEE – MARCH 9, 2017**

1. That no Local Improvement Program (LIP) be developed, as outlined in Option 4; and
2. That Recommendation #2 in the report be withdrawn.

PUBLIC WORKS AND INFRASTRUCTURE COMMITTEE – MARCH 9, 2017

The Committee adopted the following resolution:

1. That no Local Improvement Program (LIP) be developed, as outlined in Option 4;
2. That Recommendation #2 in the report be withdrawn; and
3. That this report be forwarded to the March 27, 2017 City Council meeting.

Recommendation #3 does not require City Council approval.

Councillors: Sharron Bryce (Chairperson), John Findura, Jason Mancinelli and Barbara Young were present during consideration of this report by the Public Works and Infrastructure Committee.

The Public Works and Infrastructure Committee, at its meeting held on March 9, 2017, considered the following report from the Administration:

RECOMMENDATION

1. That City Council approve the development of a new Local Improvement Program (LIP), based on recommended Option 1.
2. That Administration be directed to provide a report to City Council in Q1 of 2019, outlining the new LIP.
3. That this report be forwarded to the March 27, 2017 City Council meeting for approval.

CONCLUSION

With the Committee motion CM14-16 to discontinue the use of the former LIP, Administration began a comprehensive review of the program to determine changes necessary to meet the needs of Administration, property owners and City Council.

The Administration proposes that the City of Regina (City) develop a new LIP, wherein property owners initiate the projects and only projects involving new infrastructure are eligible. This new LIP will allow property owners to work with their neighbours, to identify new infrastructure that they are willing to fully or partially fund. This is a distinct difference from the previously discontinued LIP, which was City-initiated and applied to infrastructure renewal projects.

The recommended LIP is in line with various policies within the Official Community Plan, adheres to requirements of *The Local Improvements Act (1993)* (Act), and reflects lessons learned from the previous LIP.

Upon approval of this report, Administration would begin developing a new LIP including guidelines and policies that outline the eligible types of infrastructure projects, funding splits, approval process and other necessary elements, with the intent to return to City Council with a new, detailed LIP in 2019. Administration would also develop a communications strategy to educate property owners on the new program and how to submit a project for consideration.

BACKGROUND

At the September 11, 2014 meeting of the Public Works & Infrastructure Committee, motion CM14-16 was adopted and stated:

That the current Local Improvement Program (LIP) for walk, curb and gutter replacement be discontinued beginning with the 2015 budget year and construction season for all City-planned projects.

As part of PW14-16, it also recommended that:

A new LIP be developed for projects that are initiated by property owners either through requesting installation of a new infrastructure or requesting infrastructure renewal be carried out ahead of schedule of the work planned as part of the Residential Road Network Improvement Plan.

This recommendation was approved at the December 8, 2014 City Council Meeting (CM 14-16), where it was also resolved that the review of a new LIP “be targeted at projects initiated by property owners,” therefore options including City-initiated projects were excluded from this review.

Local Improvement Process Background:

The Ministry of Government Relations provides guidance to municipalities through its *Local Improvement Manual for Local Governments, 2012*. A city is not required to have an LIP however, the Act provides three ways in which a local improvement may be initiated:

- by petition from property owners requesting the work;
- by Council on its own initiative, with owners having the right to petition against the work; and
- by Council on its own initiative, with owners having no right of petition against the work.

Historically, the City relied on the option where the local improvements were proposed by a City Council initiative, with the property owners having the right to petition against the work. Since the discontinuation of the previous LIP in 2014, Administration has not received public interest or desire for the return of the LIP.

Additional information on the general Local Improvement process, as outlined in the Act, is included in Appendix A and a brief history of the LIP previously used by the City of Regina, is provided in Appendix B.

DISCUSSION

Administration has undertaken an analysis of all possible options based on the scope, to provide recommendations that are the most likely to be successful in the implementation of an LIP. Based on Council's direction, the scope of a new LIP review was focussed on options that:

- property owners initiate;
- are based on a peer review of other Canadian municipalities;
- are within the authority of the City under the Act;
- reflect lessons learned from the City's previous LIP; and
- provide an equitable outcome for affected property owners.

The review also compared whether to include new or existing infrastructure in a new LIP. Evaluation criteria to compare all options includes:

- consistency with what other municipalities offer;
- value added to the City's infrastructure;
- level of administrative effort;
- financial impact on the City and property owners;
- alignment with the City's Official Community Plan;
- history of LIP in Regina; and
- other considerations outlined in Table 1.

This review of LIP options also includes not having any type of LIP, as the Act does not require that cities have LIPs.

Through a public procurement process, the City engaged Associated Engineering Ltd. to assist Administration with reviewing the Act, researching other Canadian cities' LIPs and providing guidance on options and recommendations. Consultation with various City of Regina departments on the proposed new LIP indicated overall support of the recommended option. By having projects initiated by property owners the new LIP will strive to reduce Administrative effort and cost, yet still provide property owners with a mechanism to identify and fund new infrastructure projects that are important to them, but have not been or may not be, proposed as priority projects by the City. This approach is in line with the City's benefits model as defined in *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP): "Where the benefits of a program or service are directly attributable to specific beneficiaries, the costs are to be paid through user fees or other similar charges."

Should a new LIP be approved, it is recommended that local improvement projects be entirely or partially funded by the benefiting property owners, with exact funding splits and project eligibility criteria to be determined during detailed development of a new program. Considerations such as administrative resources required and detailed program scope, process, limitations, etc. will be explored during the new LIP development in Q1 of 2019.

OPTIONS:

The Act allows the local improvement process to be used for new infrastructure, as well as infrastructure renewal. Below is a summary of each option. A more detailed discussion of each option is included in Appendix C. A survey of other Canadian cities regarding their LIPs and a summary of those results is provided in Appendix D. Other considerations and observations that impact a LIP are included in Appendix E.

Four distinct options were reviewed:

1. LIP that considers projects initiated by and with majority support of property owners and is limited to new infrastructure only.
2. LIP that considers projects initiated by and with majority support of property owners and is limited to renewal of existing infrastructure only.
3. LIP that considers projects initiated by and only with unanimous support of property owners, for both new infrastructure and existing infrastructure.
4. No LIP.

Option 1— Local Improvement Program that considers projects initiated by and with majority support of property owners and is limited to new infrastructure only (Recommended):

In this option, petitions would be accepted for new infrastructure only. A local improvement would be considered if property owners approached the City with an initial petition indicating that a majority of benefitting property owners support a proposed project for new infrastructure only. The property owners would be required to fully or partially fund the project according to the requirements of the new LIP. Examples of new assets (where none had previously existed) would include paving a gravel street or alley, adding street lighting, extending water and sewer services, installing sidewalks/asphalt trails where none previously existed, park benches, garbage cans and noise attenuation. The eligible assets in this LIP option and the exact funding splits would be determined as the program is developed and within the scope permitted by the Act.

Based on the analysis and review, this is the recommended option.

Advantages:

- Provides an additional funding source.
- Provides an opportunity for creation of new infrastructure at locations that would otherwise have been low priority for the City to construct.
- Enables projects benefiting several owners.
- Not as likely to impact other assets (i.e. water, wastewater and drainage) compared to infrastructure renewal option.
- Property owners can pay over time.

Disadvantages:

- Administrative efforts hard to plan for, due to variability from year to year.
- The City incurs costs and/or debt for these projects, with residents repaying over a number of years. Until these funds are repaid, the City's ability to start other initiatives may be impacted.
- Minority of property owners compelled to pay for project they do not support.
- Perception of unfair treatment for residents with more ability to pay.
- The City pays administrative, engineering and advertising costs for rejected proposals.
- Would not allow an option to petition for infrastructure renewal to advance outside of existing program prioritization (e.g. Residential Road Renewal Program).

Option 2– Local Improvement Program that considers projects initiated by and with majority support of property owners and is limited to infrastructure renewal only (Not Recommended):

This option is similar to the previous, discontinued LIP, but projects would be solely property owner-initiated. It differs from Option 1 in that it would apply only to renewal of existing infrastructure. This option is similar to the previous LIP and could also result in numerous rejected petitions. The eligible assets in this LIP option and the exact funding splits would be determined as the program is developed and within the scope permitted by the Act. Examples of infrastructure renewal would include water or sewer main replacement, pavement rehabilitation and sidewalk reconstruction.

Advantages:

- Provides an additional funding source.
- Provides an opportunity for renewal of existing infrastructure at locations that would otherwise have been low priority for the City to renew.
- Enables projects benefiting several owners (i.e. sidewalks, alley paving).
- Property owners can pay over time.
- Allows property owners to propose projects instead of being City-led like the previous LIP.
- Would allow an option for infrastructure renewal to advance outside of existing program prioritization (e.g. Residential Road Renewal Program).

Disadvantages:

- Administrative efforts hard to plan for, due to variability from year to year.
- The City incurs costs and/or debt for these projects, with residents repaying over a number of years. Until these funds are repaid, the City's ability to start other initiatives may be impacted.
- Potentially skews the City's road asset management program and road life cycle, if property owners successfully petition for locations which would not otherwise meet the City's timelines for renewal.
- Minority of property owners compelled to pay for project they do not support.
- Difficulties coordinating work and timelines with other infrastructure renewal projects for the same location.
- Perception of unfair treatment for residents with more ability to pay.
- The City pays administrative, engineering and advertising costs for rejected proposals.
- Similarities to previous LIP indicate this option may have similar low success rates for proposed projects.
- Contradicts public expectation and perception that the City should be responsible for all renewal of existing infrastructure without additional property owner contributions.

Option 3— Local Improvement Program will consider projects initiated by and only with unanimous support of property owners (Not Recommended):

In this option, property owners would be required to organize a petition and demonstrate 100 per cent support from those impacted, before the petition would be considered by the City. Property owners would be required to fully or partially fund the project according to the requirements of the new LIP. The scope of eligible projects would be determined through the detailed development of the new LIP.

Advantages:

- Provides an additional funding source.
- Enables projects benefiting several owners (i.e. sidewalks and alley paving).
- Property owners can pay over time.
- Less administrative effort than Options 1 and 2, because pre-work would not be wasted by a petition against the work at the end of the administrative process.
- Property owners not compelled to pay for a project they do not support.
- Would allow an option for infrastructure renewal to advance outside of existing program prioritization (e.g. Residential Road Renewal Program).

Disadvantages:

- Program participation may be low.
- Administrative efforts hard to plan for, due to variability from year to year.
- Ability of property owners to obtain unanimous consent would be extremely difficult to achieve.
- The City incurs costs and/or debt for these projects, with residents repaying over a number of years. Until these funds are repaid, the City's ability to start other initiatives may be impacted.

- If costs increase from the initial estimate the City would pay administrative, engineering and advertising costs for a subsequent rejected proposals.
- Perception of unfair treatment for residents with more ability to pay.

Option 4 – No Local Improvement Program (Not Recommended):

In this option there would be no formal LIP. New infrastructure and infrastructure renewal would occur through existing City maintenance and Capital programs. Since the previous LIP was discontinued in 2014, Administration has not received public interest or desire for the return of the LIP. This option does not provide any option for property owners who wish to contribute financially to an infrastructure project.

This option is common in many Canadian municipalities, including Saskatoon, but is not preferred as it would leave property owners without an opportunity for coordinating larger-scale projects involving multiple benefitting property owners. Most Canadian municipalities tend to have some form of an LIP within varying parameters, in order to provide this opportunity to interested property owners.

Advantages:

- Uses existing processes and minimizes administrative resources.
- No additional direct infrastructure costs borne by the City, outside of the existing programs.
- No effect to the City's debt limit.
- Consistent with OCP benefits model.
- Owners not in favour are not compelled to pay or receive benefits.
- Previous LIP has been discontinued since 2014 and no desires expressed for its return.
- Existing City process is available for small-scale projects suitable for individual property owners (i.e. sidewalk panel replacement in front of their home).

Disadvantages:

- Does not offer an option for property owners who wish to contribute financially to an infrastructure project, in order to establish or accelerate it ahead of when the City otherwise would.
- Does not provide the City with the opportunity to cost-share on infrastructure projects that may otherwise never be funded or take longer to be prioritized.
- With no formal LIP, the existing City process does not allow for larger scale proposed projects or projects that have multiple benefitting property owners.
- Would not allow an option for infrastructure renewal to advance outside of existing program prioritization (e.g. Residential Road Renewal Program).

Table 1 summarizes the main advantages and disadvantages of each option.

Table 1: Comparison of Options

	Construction Cost to City	Risk of Unrecoverable Costs	Affects Debt Limit	Administrative Effort	Consistent with Benefits Model	Owners Compelled to Pay	Owners may Defer Payment	Special Treatment for those who can afford to pay more. Treatment for those who cannot	Owner Effort
Opt. 1: Majority Support, New Only	Low*	Med	Yes	High	Yes	Yes	Yes	Low	Low
Opt. 2: Majority Support, Renewal Only	Low*	Med	Yes	High	Yes	Yes	Yes	Yes	Low
Opt. 3: Unanimous Support	Low*	None	Yes	Med	Yes	No	Yes	Yes	High
Opt. 4: No Program	None	None	No	Low	Yes	No	No	No	None

*Construction cost where the City is also a benefiting landowner, i.e. work adjacent to parks.

RECOMMENDATION IMPLICATIONS

Financial Implications

Financial implications are not fully known. Under the previous LIP, the City received an average of \$345,000 per year in a special assessment from the benefiting property owners. This estimate is an average of property owner contributions for the last 10 years of successful LIP projects. Without benefiting property owners paying a special assessment, this source of funding is not available to the City.

The City incurs costs and/or debt for these projects with residents repaying over a number of years. Until these funds are repaid, the City's ability to start other initiatives may be impacted.

Implementation of a new LIP would provide partial or full funding from benefiting property owners for costs associated with new infrastructure and would result in construction of new City infrastructure that may not otherwise have been prioritized and funded solely by the City. The new infrastructure would have maintenance costs that will vary, depending on the type of infrastructure constructed.

The new LIP would be developed with input from numerous City departments to ensure it would include only infrastructure for which the City is comfortable accepting including the ongoing maintenance costs. The LIP development will also include a detailed cost analysis of the cost-sharing options for various eligible assets to ensure that, if approved, the City is willing to pay partial cost for various types of LIP projects.

Environmental Implications

Depending on the type infrastructure projects that are permitted when the new LIP is developed, there may be various environmental benefits. For example, if recreational facilities, such as bicycle and walking paths are included in the new LIP, there would be a positive environmental benefit to providing non-motorized travel options, which result in less greenhouse gas emissions.

Policy and/or Strategic Implications

The recommended option is consistent with the Community Priority of *Long Term Financial Viability*, as outlined in *Design Regina: The Official Community Plan Bylaw No. 2013-48 (OCP)*, *Goal 1.1.2*: “Where the benefits of a program or service are directly attributable to specific beneficiaries, the costs are to be paid through user fees or other similar charges.” The recommended option also aligns with the corporate strategic plan as it relates to asset management and citizen engagement. The proposed new LIP supports the City’s strategic focus to improve the development and maintenance of liveable neighbourhoods. It will add infrastructure to the City’s assets as deemed beneficial to the City, residents, and property owners. The proposed new LIP would offer an opportunity for property owners to initiate and contribute funding to projects that directly benefit a single neighbourhood. This differs from the Servicing Agreement Fee (SAF) policy which funds projects that are typically city-wide or that add servicing capacity for more than one neighbourhood.

Other Implications

Development of a new LIP will involve numerous City departments; this may require a committee of representatives from multiple branches to oversee the program. Due to its broad scope, there is an opportunity for collaboration among branches, rather than having the program managed solely by a single branch.

Under a new LIP, the City will still require annual Uniform Rate reports and Uniform Rate Bylaws, annual LIP reports, LIP Bylaws and Saskatchewan Municipal Board approval. This would only occur if property owners petitioned for a local improvement. The creation of a new LIP bylaw will only be required if the new program requires more than simple majority of affected property owner approval for a project to proceed.

Accessibility Implications

Depending on the type infrastructure projects that are permitted when the new LIP is developed, there may be various accessibility benefits related to sidewalks, trails and other infrastructure.

COMMUNICATIONS

The development of a new LIP will involve considerable involvement from a variety of City departments, as well as the potential for property owner and external stakeholder consultation. The engagement plan will be developed with the new LIP and will include actions to inform property owners of the new program and how they might take advantage of it. A communications strategy will be developed with a variety of approaches that will determine how best to deliver this information.

DELEGATED AUTHORITY

The recommendation contained in this report requires City Council approval.

Respectfully submitted,

PUBLIC WORKS AND INFRASTRUCTURE COMMITTEE

Elaine Gohlke

Elaine Gohlke, Secretary

Appendix A: Local Improvement Process Background

The Ministry of Government Relations provides guidance to municipalities through its *Local Improvement Manual for Local Governments, 2012* and the *Local Improvements Act, 1993* (the “Act”). The Act provides three ways in which a local improvement may be initiated:

- By petition from property owners requesting the work;
- By Council on its own initiative, with owners having the right to petition against the work; and
- By Council on its own initiative, with owners have no right of petition against the work.

This publication provides a flowchart outlining the process for implementing an owner-initiated local improvement, as shown in Figure 1. There are additional processes involved for the City of Regina (the “City”) in addition to what the province has outlined in this flowchart such as the Uniform Rate Report and bylaw process that proceeds the LIP process every year.

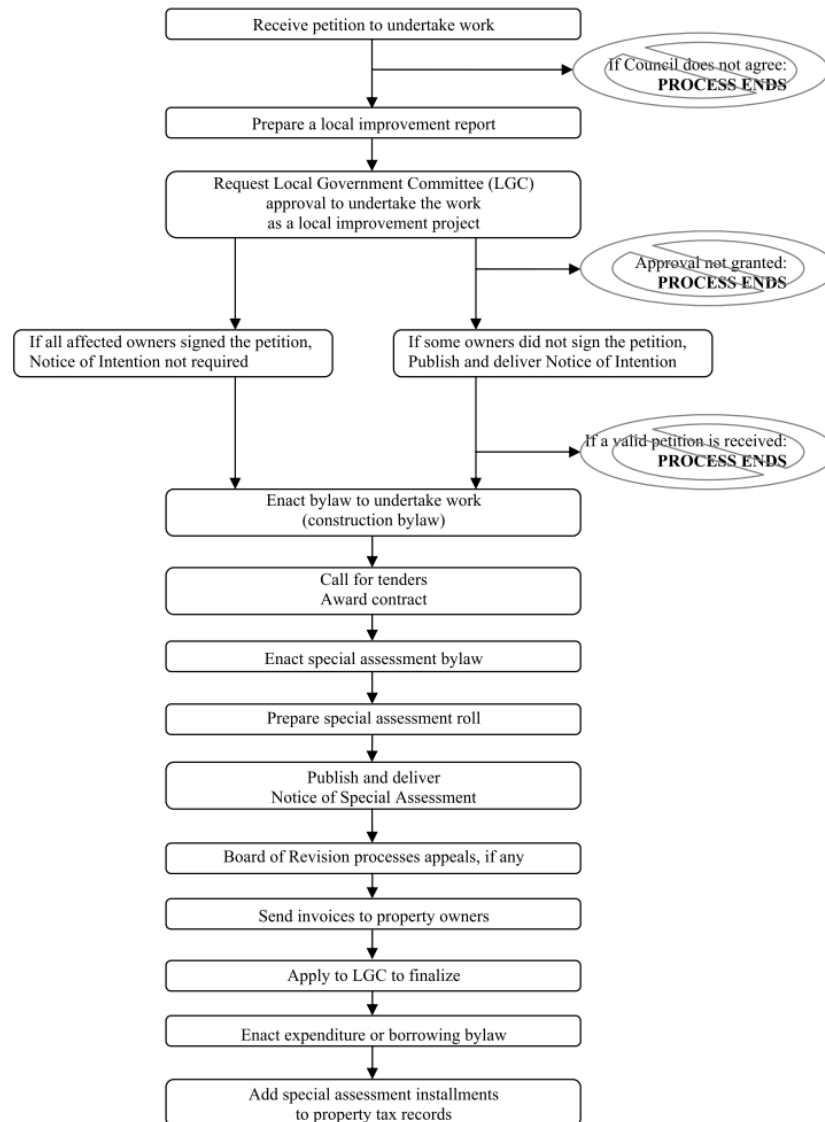


Figure 1: Local Improvement Process Flowchart

Recognizing the initial petitioning steps is key to the discussion in this report, there are two petition stages:

- Initial petition *in favour* of the project.
- Second petition allowing the opportunity to *oppose* the project.

Unless the initial petition has the support of every benefiting property owner, the City is required to post notice of the proposal and contact every benefiting land owner individually to allow them the opportunity to petition against the work. Between the two petition stages, a Local Improvement Report would be prepared that includes an engineer's report and cost estimate. This information may change the opinions of some of the petitioners.

A majority is defined in the Act as the owners of more than half the properties representing more than half the assessed value of the land – but the Act only defines this threshold for the second stage petition *against* the work.

A petition in favour of a project is not binding on the City. However, a petition against the work is binding for the next twelve months.

A new LIP may include projects that are entirely funded by property owners. The Act requires the City to pay its share for tax-exempt lands benefiting from the work, such as parks. The City is also responsible for maintenance of infrastructure completed as a local improvement during the life of the asset.

The use of a local improvement program will require ongoing and fluctuating levels of administrative effort on the part of the City. Administrative effort would include:

- Prepare Uniform Rates report and bylaw;
- Accepting a petition from property owners and checking the validity of the petitioners;
- Determining the lands benefitting from the proposed Local Improvement Project and subject to a Special Assessment;
- Preparing a preliminary design report, including a cost estimate of the proposed works, and identifying the lifetime of the proposed work;
- Determining the rate of Special Assessment;
- Preparing a Local Improvement Report and submitting it to the Saskatchewan Municipal Board Local Government Committee (LGC) for approval to proceed;
- Advertising a "Notice of Intention" publically and an individual notification to each property owner;
- Answering enquiries from residents;
- Accepting and validating petitions against the proposal;
- Preparing a report to Council on the petition outcome, unless no petition against the work is received;
- Preparing and adopting an enabling bylaw for construction which includes special assessment provisions (this is the City's annual LIP bylaw);
- Managing construction and tendering;
- Preparing a Special Assessment Roll and Special Assessment Notice;

- Handling any appeals against the Special Assessment;
- Invoicing property owners;
- Preparing and adopting an enabling bylaw for borrowing, if applicable; and
- Administering special assessment installment payments.

One important administrative function is to define the extent of the land benefitting from proposed work. In some cases, this is not as simple as the lands abutting the work. The Local Improvements Manual lists an example where after an appeal process, property owners on a local street with no work were assigned some of the costs for a street improvement on a nearby street, because their property had no access except via the other street. The exact details of who a “benefitting” property owner is will be more defined in the development of the new LIP.

There is also likely to be some administrative effort required to guide prospective petitioners, including assisting them with understanding the rules and finding assessed values and ownership information.

The Special Assessment will be based on the actual project costs, not those estimated in advance. However, the Administration must address concerns from citizens if actual project costs exceed the estimates resulting in a higher Special Assessment than indicated prior to the petitioning process.

Appendix B: History of Local Improvement Programs in Regina

History:

Early in 1979, the Public Works & Engineering Department proposed a fifteen year Catch-Up Program to improve the City of Regina's (the "City") road infrastructure. At that time, City Council also directed that the priority for maintaining roadways infrastructure to be targeted to arterials and collector roadways since they are responsible for carrying 80 per cent of vehicular traffic. The Administration had reviewed several options to fund this Catch-Up Program and it was agreed that the most equitable method of funding this was through the Local Improvement Program (LIP) and that the work be completed over a fifteen year period.

In 1993, the *Local Improvements Act, 1993* (the "Act") was revised by the provincial government. At that time the City revised its LIP to follow the requirements as prescribed by the revised Act.

Discontinued Process for Local Improvement:

The following information describes the City's LIP up to 2014, when the previous LIP was discontinued. Each year the Administration proposed a program of local road improvements for rehabilitation. The Act requires that the projects selected for local improvement be approved by City Council and then submitted to the Saskatchewan Municipal Board for approval prior to the work being advertised.

The City used the LIP to repair infrastructure at locations where the full replacement of sidewalk, curb and gutters was required. This applied to all classifications of roadways including arterials, collectors, bus routes and residential streets. Another existing, yet infrequently used aspect of the local improvement program was for the installation of lighting in alleys.

The Act prescribes the manner in which the local improvement program was applied including, but not limited to the:

- Determination of costs of local improvement;
- Basis for determining special assessments against the benefiting lands;
- Process to initiate a local improvement; and
- Process to petition for/against the work.

The Act provides limited latitude in the way that cities can determine the costs for local improvement or the basis for determining special assessments against the benefiting lands. An area where latitude is provided to cities is the amount that benefiting property owners are expected to share in the cost of local improvement work.

The previous LIP was developed on the basis that property owners that benefit from the work being done should be the ones that are expected to pay. That program was designed so that property owners paid a portion of the cost for installation of sidewalk, curb, gutter and the City paid for removal of old infrastructure and all other road related work. There was no charge to the property owners for pavement rehabilitation or any other work related to roadway reconstruction,

as well as renewal or replacement of the underground utilities done in conjunction with this program.

The contribution rate (i.e. uniform assessment rates) for property owners was reviewed annually and was based on actual construction costs for both surface works and underground works in new neighbourhoods. The property owners' share of the cost was further based on the frontage length of their property abutting the work and on the type of work being done.

Property owners benefiting from proposed local improvements were notified by mail of the actual costs that would be assessed to them for the proposed work. If they did not want the work to proceed they had the option to petition against it.

Challenges with the previous LIP:

The main challenges with the previous LIP were:

1. In the situations that property owners petitioned against the proposed work, the Administration had few options left to execute the planned work. Although City Council had the option to pass a bylaw for undertaking local improvement work by removing the right to petition or by passing the result of the petition, this required approval by Saskatchewan Municipal Board as per the *Local Improvements Act, 1993, Section 11 & 12*. The practice in this situation where property owners petitioned against work was to cancel the proposed work and to continue to provide maintenance services to these locations. After a period of two to five years the rejected LIP location was often re-proposed as a LIP location and a new petition process was started. The cancellation of proposed work on higher traffic volume roads affected the level of service (such as ride comfort and safety) for many road users.
2. Not all construction costs were paid by property owners. This was more profound in the areas of reduced property tax assessment. These areas all received a 50 per cent reduction of special assessment charges for surface works (street, sidewalk, curb and gutter replacement). The overall contribution by property owners was limited, on average to \$345,000 (for the period 2004 – 2013) for all LIP locations together within a single year.
3. As the required budget for LIP projects was a very significant part of the available budget for local roads (i.e. on average 25 per cent of the annual Street Infrastructure Renewal budget) and the LIP work needed to be completed within a two year time frame, the Administration had few options available to select other possibly higher priority project locations within the local road network.
4. The administrative burden for City staff to manage the LIP was high and included:
 - Communication with residents, such as letters, advertisement process, service requests (Engineering, Assessment, Communication);
 - Program planning (Engineering);
 - Establishment annual special assessment rates (Engineering);
 - Review outcome Petitioning process (City Clerk, Engineering, Legal);

- Council reporting and approval Bylaw (Engineering, Legal, Senior Management, Council); and
 - Collecting special assessment payments (Finance).
5. Uncertainty regarding the outcome of the annual LIP petitioning process made it difficult to plan the annual Street Infrastructure Renewal Program.
 6. The previous special assessment method (as well as the cost of the uniform rates) was sometimes viewed as unfair (based on feedback of individual residents). For example, a street with a sidewalk on one side and a curb and gutter on the other side would lead to higher special assessment rates for the owners with the sidewalk in front of their property than for the owners with only the curb and gutter.
 7. Construction costs were typically rising much quicker than the incomes or general consumer prices. Therefore, there was a growing challenge among property owners to pay the assessed costs.

Appendix C: Detailed Discussion of Options

Option 1 (Recommended) – Local Improvement Program that considers projects initiated by and with majority support of property owners and is limited to new infrastructure only

The Act allows the local improvement process to be used for new infrastructure, as well as infrastructure renewal. In this option, a petition would be accepted for **new infrastructure only**. For this option, a local improvement would be considered if property owners approached the City of Regina (City) with an initial petition indicating that a majority of benefiting property owners support a proposed project and if it applied to new infrastructure only. The property owners would be required to fully or partially fund the project according to the requirements of the new Local Improvement Program (LIP). The Act outlines many types of infrastructure that can be included in an LIP, but it is up to the City to decide which types will be included or not during the detailed LIP development. Examples of new infrastructure (where none has previously existed) include sidewalk, curbing, landscaping, street lighting or recreational facilities such as park benches or garbage cans.

The main benefit of limiting the program to new infrastructure only is that property owners would have the ability to fund the construction of an asset that the City may never have seen as high enough priority to construct. This is different from the City's previous LIP, in that property owners may have petitioned against an infrastructure renewal project because of the expectation that their property taxes should pay for the renewal of existing infrastructure. There may be a better appreciation of this LIP option as an opportunity to provide certain new infrastructure that is desired by benefiting property owners that may not be a priority for the City for a long time, if ever.

The City would still require the consent of the Saskatchewan Municipal Board's Local Government Committee before proceeding with the work. The initial petition supporting the work is completed before the full details of the project are known however, the City can provide a high level cost estimate prior to the initial petition. It is possible for property owners to reject the project during the second petition, with the cost details, even though they supported the project in the initial petition. This would also result in a loss of administrative, engineering and advertising costs incurred by the City after the initial petition. However, due to the onus being on property owners to initiate a petition, it is expected that there would be less petitions in this program than under the City's previous LIP where they were initiated by the City. This means that under this LIP option, even if some of the property-owner-led projects are rejected during the second petition, the administrative losses are substantially less than the losses due to rejected projects under the previous LIP.

It is anticipated that when this type of program is developed in more detail it would specify that when a property owner or group of property owners first approaches the City about creating a petition for an LIP project, the City would provide them with a high level cost estimate for the work and what each affected property owner's share is likely to be. This would better inform the affected property owners at the first petition phase, in order to reduce the likelihood of property owners changing their minds at the second petition phase.

The eligible costs included in a local improvement and chargeable to the property owners include construction, design and engineering, advertising, and interest. However, in the event the local improvement project does not proceed, the City would bear the cost of services until the point that the local improvement did not proceed. This costs would include such things as engineering, advertising, and administration. Selecting a threshold higher than 50 per cent for entertaining the initial petition would reduce the risk of a proposal being rejected at this stage. For the purposes of the City's policy, any proportion (60 per cent, 70 per cent, etc.) could be defined as the threshold required to entertain the initial petition – however, Council would be required to pass a bylaw that would be required to define a threshold other than a simple majority.

This LIP option is mostly in line with the City's benefits model as defined in *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP): "Where the benefits of a program or service are directly attributable to specific beneficiaries, the costs are to be paid through user fees or other similar charges." (*Design Regina* B.1.1) This assumes the types of infrastructure that property owners would be willing to fund under this option would be limited to that which benefits themselves. However, the City does carry the risk of using general revenues to fund the initial stages of projects without city-wide benefits if those projects are rejected in the second petition. The City also carries the responsibility for maintaining the new infrastructure, and the City is responsible for funding the portion of benefiting land owned by the City.

This option provides a means for property owners to add to the infrastructure initially constructed, and may be used, for example, to add sidewalks where they were initially omitted but where sidewalk would be required according to current City standards if this location was newly constructed.

Examples of new assets include, but are not necessarily limited to, paving a gravel street or alley, adding lighting, installing sidewalks/asphalt trails, and noise attenuation. The eligible assets in this LIP option and the exact funding splits would be determined as the program is developed.

Option 2 (Not Recommended) – Local Improvement Program that considers projects initiated by and with majority support of property owners and is limited to infrastructure renewal only

This option is similar to the City's previous, discontinued LIP, except in this case projects would be solely property owner-initiated. It differs from Option 1 in that it would apply only to **renewal of existing infrastructure**. Allowing the local improvement process to be used for renewal of existing infrastructure could potentially add to the City's overall funding, benefiting the whole community. This approach however, may be perceived by some residents as allowing special treatment for a certain group of property owners – those who can afford to pay more in order to advance the renewal of that asset prior to when the City otherwise would have done. As with Option 1, the City would provide a high level cost estimate during the first petition phase to reduce the risk of lost administrative time and effort, if property owners reject it during the second petition phase. Examples of infrastructure renewal would include water or sewer main replacement, pavement rehabilitation, and sidewalk reconstruction.

Examples of asset renewal would include water or sewer main replacement, pavement rehabilitation, and sidewalk reconstruction.

Option 3 (Not Recommended) – Local Improvement Program will consider projects initiated by and only with unanimous support of property owners

In this option, property owners would be required to organize a petition and demonstrate support of 100 per cent of those impacted before the petition would be considered by the City.

Under the *Local Improvements Act, 1993* (Act), petitions that are received with the support of 100 per cent of affected property owners do not require additional public notice and do not provide the opportunity to be overturned if owners change their mind. The City would still require the consent of the Saskatchewan Municipal Board's Local Government Committee for the work. Property owners would be required to fully or partially fund the project according to the requirements of the new LIP. The scope of eligible projects would be determined through the detailed development of the new LIP, but could include both infrastructure renewal and new infrastructure projects.

Cities whom Administration surveyed with this option, reported low implementation rates due to the difficulty achieving unanimous support on most projects. The City would not have to invest in potentially unrecoverable engineering and advertising costs. The associated administrative effort and cost would decrease relative to Options 1 and 2, because the Act does not require a second petition if there is unanimous support.

As with Option 1, the City would provide a high level cost estimate during the first petition phase to better inform property owners of what their contribution will be. There is a risk in this option that the estimate may be lower or higher than the actual costs. This risk will need to be managed during this LIP's development, and carefully explained to property owners from the outset.

A new Council approved bylaw would be required to define the minimum threshold for local improvement projects for unanimous support. The Administration would still be required to define the extent of the land benefiting from proposed work. In some cases, this is not as simple as the lands abutting the work. There would also be administrative effort to guide prospective petitioners, including assisting them with understanding the rules and finding property ownership information.

Limiting the program to initiatives with 100 per cent support would likely decrease the popularity of a LIP. However, property owners would also not be compelled to pay for infrastructure that they do not support.

Option 4 (Not Recommended) – No Local Improvement Program

In this option, there would be no formal LIP. New infrastructure and infrastructure renewal would occur through existing City maintenance and capital programs. Residential roads and sidewalks would continue to be improved as part of the Residential Road Renewal Program however, this program is condition data driven and does not prioritize locations based on property owner requests or petitions.

The only option remaining for a property owner or group of property owners to construct a new asset or improve an existing one, would be to use the existing Development Services Branch processes to construct or improve an asset adjacent to their property, at their own expense and subject to City approval. This is a small, informal process that tends to serve individual property owners rather than groups. The cost would not be amortized and would not affect the City's debt limit. No new resources would be required.

In the Development Engineering process, the property owner submits a request and if approved by the City, the applicant must use a bonded contractor from the City's list of approved contractors and work must be completed in accordance with City's Standard Construction Specifications. The applicant pays 100 per cent of the cost, as well as an inspection fee. The City would not contribute financially.

This approach is in line with the City's benefits model as defined in *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP): "Where the benefits of a program or service are directly attributable to specific beneficiaries, the costs are to be paid through user fees or other similar charges."

Appendix D: Survey of Other Cities

The use of Local Improvement Programs (LIP) varies widely among Canadian cities. The policy options presented in this report were partly based on practices in other cities. A combination of web research and telephone interviews was conducted to determine the local improvement policies in place in other mid-sized Canadian cities.

Most provinces have legislation allowing municipalities to assess a special local improvement charge to properties benefiting from a local improvement. Based on web research, it appears several cities do not have or do not use a LIP comparable to Regina's suspended program. Some cities with no program or a program suspended indefinitely include:

- Saskatoon, SK
- Calgary, AB
- Kelowna, BC
- Vancouver, BC
- Victoria, BC
- Saint John, NB
- St. John's, NL

Telephone interviews were conducted with four cities that do have a LIP:

- Edmonton, AB
- Lethbridge, AB
- Winnipeg, MB
- Brandon, MB

Table 1 summarizes the use of LIPs in these cities.

Table 1: Use of Local Improvement Programs in Surveyed Cities

	City-Led Initiatives	Owner-Led Initiatives	Cost Sharing Available	Renewal of Existing Infrastructure	New Infrastructure	Program Regularly Used
Edmonton	Yes	No*	Yes**	Yes	Yes	Yes
Lethbridge	No	Yes	No	No	Yes	Yes
Winnipeg	No	Yes	Yes**	No	Yes	Yes
Brandon	No	Yes	No	No	Yes	No

*If a group of owners requests a local improvement, the City will initiate the formal process.

**Cost sharing is limited to defined programs only.

Edmonton uses its LIP only for City-led initiatives. Edmonton has a Neighbourhood Renewal Program, which provides 50 per cent city funding to sidewalk reconstruction in designated neighbourhoods. For work outside this program, including sidewalk replacement in non-designated areas, property owners pay 100 per cent of the cost. Edmonton is the only city to use a LIP for renewal of existing infrastructure, as Regina had prior to the suspension of the program. If property owners desire new infrastructure and wish to fund it as a local improvement, the City will lead the petitioning process.

Lethbridge uses its LIP only for resident-led initiatives and does not provide any funding. Lethbridge reported that their back alley paving program is quite popular. In Lethbridge, alley paving is not subsidized, yet an estimated 75 per cent of all gravel back alleys have been paved under the LIP. Lethbridge also reported that it is common for an alley paving project to be proposed by residents on blocks adjacent to those that have recently been paved.

Winnipeg uses its LIP for resident-led initiatives only, and almost exclusively for alley paving. In Winnipeg, a City subsidy of 50 per cent for alley paving is available under a temporary program from 2013 to 2019. Winnipeg reported that the back alley paving program has been very popular since the introduction of the city subsidy, but that non-subsidized programs are rarer, and generally used most often for connecting rural areas within city limits to municipal water and sewer. The City of Winnipeg representative estimated that the number of owner-led and funded projects numbers is highly variable but less than ten in any year.

Brandon has a LIP in theory, but has reported only completing one project under it in the last ten years. In Brandon, the local improvement process is entirely owner-initiated. Details on the program are not available.

Other cities such as Ottawa, Halifax, and London have significant areas of rural land within their city limits, and typically use the local improvement process to bring city services such as water and sewer to the areas within city limits that previously not had these services.

Appendix E: Other Notes and Observations related to LIP work

Underground/Surface Work Conflicts:

In some cases, there may be a conflict between surface work desired by property owners and underground work planned by the City of Regina (the “City”). The Act specifies that if work is to proceed as a local improvement, it must be completed within two years of the petitioning process. The *Local Improvements Act, 1993* (the “Act”) also states that the City is responsible for maintenance on any work completed as a local improvement for the duration of its life, where its life is defined by an engineering report before construction.

Perception of Ownership:

If a local improvement was completed and paid for by property owners, with a defined life, these owners would be particularly sensitive to any disturbance that would reduce the quality or shorten the functional life of the infrastructure. Owners may feel a sense of ownership over the asset they directly paid to improve, although the asset would remain public property. An important step in reviewing any local improvement petitions would be to determine the risk of a conflict with other proposed work during the lifetime of the proposed asset.

Road Class Differentiation:

Of the cities surveyed, only Edmonton treats different road classes differently for the purposes of the Local Improvement Program (LIP). Edmonton is also the only city surveyed where a LIP is used for the renewal of existing infrastructure. In Edmonton, the City funds 100 per cent of the cost of sidewalk rehabilitation on arterial roads. Sidewalk rehabilitation on collector and local streets is cost shared equally between adjacent owners and the City.

Equity Issues and Socioeconomic Trends:

The representatives of the four cities surveyed that use a LIP did not report that social equity issues were prominent in their communities with respect to the application of LIPs.

None of the cities provide financial assistance to individual low-income property owners specifically for local improvement charges, although each city had various options for deferral of municipal property taxes in general which would also cover special assessments for local improvements. Anecdotally, in many individual cases those who did not support proposed local improvements cited cost as the main reason for their objection.

None of the city representatives surveyed noted any apparent evidence linking the socioeconomic status of a neighbourhood and the popularity of local improvement programs.

NOTICE OF MOTION

March 27, 2017

Chief Legislative Officer & City Clerk
City Hall
Regina, Saskatchewan

Dear Sir:

Re: Class Trip Program

Please be advised that I will submit the following NOTICE OF MOTION at the March 27, 2017 meeting of City Council:

Whereas the City of Saskatoon launched a Class Trip Program in 2016 that offers free transit service to teachers, students and chaperones traveling on class trips;

Whereas the City of Regina's draft Transportation Master Plan focuses on increasing public transit ridership;

Whereas a Class Trip Program has the potential to educate the public about the value of Regina's public transit system;

THEREFORE BE IT RESOLVED that Administration prepare a report for Council on the development of a Class Trip Program that would waive the fee for services to daycare, primary, and secondary school teachers, students, and chaperones traveling on class trips.

Respectfully submitted,



Andrew Stevens
Councillor - Ward 3

NOTICE OF MOTION

March 27, 2017

Chief Legislative Officer & City Clerk
City Hall
Regina, Saskatchewan

Dear Sir:

Re: Keep Crowns Public

Please be advised that I will submit the following NOTICE OF MOTION at the March 27, 2017 meeting of City Council:

WHEREAS large Crown Corporations like SaskTel, SaskPower, SGI, and SaskEnergy are headquartered in Regina;

WHEREAS these and other Crown Corporations directly employ over 10,000 people in the province;

WHEREAS over half of all Crown Corporation employees, or approximately 6,600 workers, are employed in Regina;

WHEREAS Crown Corporations, like SaskTel, are important financial contributors to community events and organizations throughout the province;

WHEREAS Crown Corporations offers high quality and affordable telecommunications services and infrastructure, automobile insurance, power, and energy services for public and private sector employers in Regina;

WHEREAS SaskTel alone returned, on average, \$82.99 million in dividends per year to the public treasury between 2001 and 2015;

WHEREAS the Crown Corporations returned approximately \$102 million in revenue to the City of Regina as grants in-lieu of property taxes between 2011 and 2015; and

WHEREAS the complete or partial privatization of Crown Corporations could jeopardize these benefits for the residents of Regina and the province.

THEREFORE BE IT RESLOVED be it resolved that:

1. City Council rejects calls by the provincial government to privatize any portion of Saskatchewan's Crown Corporations.
2. City Council affirms the economic benefit of wholly-publicly owned Crown Corporations for the City of Regina.
3. The outcome of this motion be communicated to the Ministers responsible for the respective Crown Corporations by letter from Mayor Fougere on behalf of City Council.

Respectfully submitted,



Andrew Stevens
Councillor - Ward 3