



FINANCE AND ADMINISTRATION COMMITTEE

**Tuesday, September 1, 2015
4:00 PM**

Henry Baker Hall, Main Floor, City Hall



**Public Agenda
Finance and Administration Committee
Tuesday, September 1, 2015**

Approval of Public Agenda

Minutes of the meeting held on July 7, 2015

Administration Reports

FA15-25 Heritage Building Rehabilitation Program Application for Tax Exemption – Hill Residence Carriage House 2990 Albert Street

Recommendation

1. That a tax exemption for the property known as the carriage house for the Hill Residence, located on Lot 5, Block 567, Plan No. AP3598 Ext.0 and Lot 18, Block 567 Plan No. 101161189, located at 2990 Albert Street be APPROVED in an amount equal to the lesser of:
 - a) 50 per cent of eligible costs for the work described in Appendix F; or
 - b) an amount equal to the total property taxes payable for ten years.
2. That the provision of the property tax exemption be subject to the following conditions:
 - a) Eligibility for the property tax exemption includes the requirement that the property possesses and retains its formal designation as a Municipal Heritage Property in accordance with The Heritage Property Act.
 - b) The property owner shall submit detailed written documentation of payments made for the actual costs incurred (i.e. itemized invoices and receipts) in the completion of the identified conservation work as described in Appendix E. In the event the actual costs exceed the corresponding estimates by more than ten per cent the property owner shall provide full particulars as to the reason(s) for any cost overrun. It is understood that the City may decline to approve any cost overrun, or portion thereof, if considered not to be reasonably or necessarily incurred for eligible work.
 - c) The work that is completed and invoices submitted by September 30 each year would be eligible for an exemption the following year for up to 50 per cent of the cost of approved work.



Office of the City Clerk

3. That the City Solicitor be instructed to prepare the necessary agreement and authorizing bylaw for the property tax exemption as detailed in this report.
4. That the Executive Director of City Planning & Development or designate be authorized to approve the Heritage Alteration Permit for the rehabilitation work to be done on the Carriage House in accordance with the Rehabilitation Plan (Appendix F to this report).
5. That this report be forwarded to the September 28, 2015 meeting of City Council for a decision.

FA15-26 Regina Thunder Football Club Agreement for Sale

Recommendation

1. That the Regina Thunder Football Club purchase the Clubhouse on a revised payment schedule with a five-year tax exemption and a requirement to pay for field rental.
2. That the 2015 payment to be received from Regina Thunder Football Club Inc. is applied against the outstanding loan balance.
3. That the Chief Operating Officer or his designate be authorized to resolve the final terms and conditions of an agreement as outlined in this report.
4. That the City Solicitor be instructed to :
 - a. Prepare a sales agreement on the terms as negotiated by the Chief Operating Officer and as outlined in this report and prepare the required loan bylaw to authorize this sale; and
 - b. Bring forward the necessary five year tax exemption agreement and bylaw to provide for the property tax exemption.
5. That the City Clerk be authorized to execute the Agreement after review by the City Solicitor.
6. That this report be forwarded to the September 28, 2015 meeting of City Council for approval.



Office of the City Clerk

FA15-27 Mosaic Stadium Lease and Licence Agreement

Recommendation

1. That the City Manager or his designate be authorized to approve the City entering into a Lease and Licence Agreement with the Saskatchewan Roughrider Football Club Inc. (Roughriders) as outlined in this report;
2. That, upon approval by the City Manager or his designate, the City Clerk be authorized to execute the Agreement in a form satisfactory to the City Solicitor;
3. That this report be forwarded to the September 28, 2015 meeting of City Council for approval.

Adjournment

AT REGINA, SASKATCHEWAN, TUESDAY, JULY 7, 2015

AT A MEETING OF THE FINANCE AND ADMINISTRATION
COMMITTEE
HELD IN PUBLIC SESSION

AT 4:00 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: Councillor Wade Murray, in the Chair
Councillor, Bryon Burnett
Councillor, Shawn Fraser
Councillor, Bob Hawkins
Councillor, Barbara Young

Also in Attendance: Council Officer, Ashley Thompson
Solicitor, Mark Yemen
Chief Financial Officer, Ed Archer
Executive Director, Legal & Risk, Byron Werry
Executive Director, City Planning and Development, Diana Hawryluk
Director, Pension & Disability Administration, Colyn Lowenberger
Manager, Regional Planning, Doug Cavers

APPROVAL OF PUBLIC AGENDA

Councillor Bob Hawkins moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted.

ADOPTION OF MINUTES

Councillor Barbara Young moved, AND IT WAS RESOLVED, that the minutes for the meeting held on June 2, 2015 be adopted, as circulated.

ADMINISTRATION REPORTS

FA15-21 2013 Boundary Alteration Implementation

Recommendation

1. That City Council delegate to Administration the authority to request crown utility service providers to charge and remit to the City of Regina a surcharge on lands absorbed in the 2009 and 2013 Boundary Alterations and all subsequent boundary alterations.
2. That this report be forwarded to the July 27, 2015 meeting of City Council.

Councillor Bryon Burnett moved, AND IT WAS RESOLVED, that the recommendations contained in the report be concurred in.

OTHER REPORTS

FA15-22 2014 Civic Annual Report

Recommendation

That this report be forwarded for information to the July 27, 2015 meeting of City Council.

Councillor Bryon Burnett moved, AND IT WAS RESOLVED, that the recommendations contained in the report be concurred in.

FA15-23 2014 LTD Annual Report

Recommendation

That this report be forwarded for information to the July 27, 2015 meeting of City Council.

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

FA15-24 2014 Casual Annual Report

Recommendation

That this report be forwarded for information to the July 27, 2015 meeting of City Council.

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

ADJOURNMENT

Councillor Bob Hawkins moved, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 4:21 p.m.

Chairperson

Secretary

September 1, 2015

To: Members,
Finance and Administration Committee

Re: Heritage Building Rehabilitation Program
Application for Tax Exemption – Hill Residence Carriage House
2990 Albert Street

RECOMMENDATION

1. That a tax exemption for the property known as the carriage house for the Hill Residence, located on Lot 5, Block 567, Plan No. AP3598 Ext.0 and Lot 18, Block 567 Plan No. 101161189, located at 2990 Albert Street be APPROVED in an amount equal to the lesser of:
 - a) 50 per cent of eligible costs for the work described in Appendix F; or
 - b) an amount equal to the total property taxes payable for ten years.
2. That the provision of the property tax exemption be subject to the following conditions:
 - a) Eligibility for the property tax exemption includes the requirement that the property possesses and retains its formal designation as a Municipal Heritage Property in accordance with *The Heritage Property Act*.
 - b) The property owner shall submit detailed written documentation of payments made for the actual costs incurred (i.e. itemized invoices and receipts) in the completion of the identified conservation work as described in Appendix E. In the event the actual costs exceed the corresponding estimates by more than ten per cent the property owner shall provide full particulars as to the reason(s) for any cost overrun. It is understood that the City may decline to approve any cost overrun, or portion thereof, if considered not to be reasonably or necessarily incurred for eligible work.
 - c) The work that is completed and invoices submitted by September 30 each year would be eligible for an exemption the following year for up to 50 per cent of the cost of approved work.
3. That the City Solicitor be instructed to prepare the necessary agreement and authorizing bylaw for the property tax exemption as detailed in this report.
4. That the Executive Director of City Planning & Development or designate be authorized to approve the Heritage Alteration Permit for the rehabilitation work to be done on the Carriage House in accordance with the Rehabilitation Plan (Appendix F to this report).
5. That this report be forwarded to the September 28, 2015 meeting of City Council for a decision.

CONCLUSION

The owner of the Municipal Heritage Property known as the Hill Residence at 2990 Albert Street has requested a property tax exemption under the *Heritage Building Rehabilitation Program* to assist in recovering costs associated with rehabilitating the carriage house, which is an integral part of the designated heritage property.

The Statement of Significance (Appendix C) identifies the heritage property as a two and one half storey red brick Tudor Revival-style house constructed in 1911 and a wood frame coach house. One of the character-defining elements is the wood-frame one and one half storey coach house with stable, clad in shingles and bevelled siding, with side gable roof, shed roof dormers and hinged double doors. (The applicant chose to use the term carriage house instead of coach house in the application for incentives).

The proposed work will ensure the continued existence of a component of the Municipal Designated Heritage property that is of historic importance to the Albert Street streetscape, a prominent residential street in the historic Lakeview neighbourhood. The property is of importance as the residence of Grace and Walter Hill, a prominent real estate and land developer in the City and founding partner of the McCallum Hill Company. The architectural style of the residence and coach house and its connection with the Regina architectural firm of Clemesha and Coltman were also important factors in the designation.

The Administration has determined that the rehabilitation work to the carriage house identified in Appendix F is eligible for assistance under the *Heritage Building Rehabilitation Program*. A property tax agreement between the property owner and the City will be prepared to secure the City's interests in ensuring the building is properly rehabilitated and maintained. The work will involve a new foundation and concrete slab floor to ensure on-going structural stabilization, windows and doors replacement, masonry repairs and service upgrades to ensure compliance with the *National Building Code of Canada* requirements.

BACKGROUND

The *Heritage Building Rehabilitation Program* was approved by City Council on August 24, 2014. It replaced the *Municipal Incentive Policy for the Preservation of Heritage Properties*, which was initially adopted in 1991 and amended in 2001.

The types of work that may be eligible for assistance are:

- a) Professional architectural or engineering services;
- b) Façade improvements including conservation of original building elements, cleaning of surfaces and removal of unsympathetic materials;
- c) Structural stabilization;
- d) Improvements required to meet the *National Building Code of Canada* or City of Regina bylaw requirements, including the repair or upgrading of mechanical and electrical systems;
- e) Improvements to energy efficiency (i.e. windows, insulation); and
- f) Conservation of significant or rare character-defining interiors or interior elements.

Financial assistance can be provided equivalent to the lesser of:

- a) 50 per cent of eligible work costs, that is, expenses incurred to restore or preserve architecturally significant elements of the building or structure, to extend its effective life, and/or to ensure its structural integrity; or
- b) The total property taxes that would otherwise be payable in the ten years immediately following the approval of the tax exemption by City Council.

Cosmetic improvements, regular maintenance and new additions are not eligible for assistance.

The amount of the property tax exemption, including calculation of any percentage or portion, is determined by the City Assessor. The amount will only apply to the portion of the property containing the building structure or landscape with heritage value pursuant to Section 11(1) of *The Heritage Property Act*.

In general, property tax exemptions are initiated in the fiscal year following City Council's approval of assistance and completion of any or all approved work items, in accordance with any performance guidelines and/or time schedules that may be negotiated between the City and the property owner. It is noted that no abatement of outstanding or current taxes will be negotiated with the property owner.

DISCUSSION

History of the Property

City Council approved *Bylaw No. 7284* (Appendix B), which designated the property at 2990 Albert Street as Municipal Heritage Property on August 3, 1982. The property, known as the Hill Residence, was built in 1911. The property is located on the corner of Albert Street and McCallum Avenue and the residence is among the oldest residences located on this portion of Albert Street, a prominent residential street in the historic Lakeview neighbourhood.

The residence was built for Walter Hill, one of Regina's foremost real estate developers. Its design was based on an English country manor and incorporates elements of English Tudor and 19th century Gothic Revival, illustrated in the stepped parapet gables, carved trim mullions and casing, wall buttresses and a slit gable window. The separate carriage house with stable at the rear of the property was constructed at the same time as the residence.

One of the components of an English country manor was a carriage house. The original purpose of the carriage house was to provide storage for carriages and the horses used to pull them. In addition, there was space on the second floor for living quarters for groomsmen and other employees.

Rehabilitation Work

The applicant is proposing to create a modern garage within the original building envelop on the main floor and is hopeful of creating a residential suite on the second floor should *Regina Zoning Bylaw No. 9250* permit this use in the future.

As a result, the work to be done on the carriage house is considered to be a rehabilitation, which is defined in the *Standards and Guidelines for the Conservation of Historic Places in Canada* as “the action or process of making possible a continuing or compatible contemporary use of an *historic place*, or of an individual component, while protecting its *heritage value*.”

The applicant submitted two quotes for the work to be done: one for \$437,930.00 and the second for \$199,141.00. When asked for more detailed information on why the two quotes were so different, the applicant explained that the first was from a commercial builder and the second was from a residential company working with smaller mark-ups. The applicant was asked to provide a third quote, but stated that they had difficulties in getting the two quotes required by the application process. The applicant stated that they had work done by the company that provided the second (lower) quote in the past and were confident this company could do the work required.

The Administration completed a comparison of the two quotes as they related to the eligible work items and created a table (Appendix D) that was discussed with the applicant. Not all of the items listed in the quotes are deemed to be eligible for a tax exemption under the Program. Some of the listed items (additional windows and dormers for example) changed the look of the building and related more to the intended new use of the building than rehabilitation. Items such as the new overhead garage doors were also excluded. One of the character defining elements was the hinged double doors. The proposed overhead doors are a change to this character defining element.

The original carriage house is situated on the north and west property lines and the applicant wishes to relocate the building on the lot, so that it complies with the setback requirements for accessory buildings in *Regina Zoning Bylaw No. 9250*. The applicant included the costs associated with the relocation as they contend this is a requirement to meet City bylaw requirements. The Administration has advised the applicant that, since the carriage house was constructed decades prior to the adoption of *Regina Zoning Bylaw No. 9250*, it is considered to be legally non-conforming as long as the non-conforming aspects (setbacks) are not changed by the rehabilitation of the building. Based on this, all costs associated with moving the building, including the removal of the existing foundation were determined to be ineligible expenses.

The applicant submitted a revised cost estimate (Appendix E). Appendix E contained items that the Administration considers to be ineligible expenses as shown in the following table:

ITEMS LISTED IN APPENDIX E	
Eligible Items	Ineligible Items
Design fees	Removal of existing foundation
New concrete foundation	Moving to new foundation
Wood Framing, Bracing and Stabilization	Waste disposal
Doors and Windows (replacement of existing)	Supervision/Markups
Mechanical, Electrical services	
Roofing	
Masonry	

The eligible work, as detailed in the Rehabilitation Plan attached as Appendix F, includes:

- New concrete foundation, grade beam and floor slab;
- Bracing and stabilization of structure;
- Replace existing windows and doors, excluding the hinged front doors;
- Replace damaged roof and wall sheeting;
- Re-shingle roof and replace metal flashing and drip edge; and
- Replacing the chimney.

The Administration has determined that the proposed work identified in Appendix F is eligible for assistance under the policy.

Appendix G contains a work plan provided by the applicant with the application for the tax incentives. This plan will be used by the Administration to assess the quality of the work undertaken and materials used to ensure compliance with the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

Tax Exemption

The Administration met with the applicant to discuss the issues related to eligible items as outlined in Appendix D. The applicant indicated a comfort level with the firm who submitted the lowest estimate and had that company further refine the work to be done and associated costs. The revised estimate submitted was for \$161,014.60 (Appendix E).

The Administration reviewed the revised estimates and determined that the costs associated with the relocation of the building are not eligible expenses for the reasons referenced above. The costs associated with waste disposal and supervision are not deemed to be eligible expenses. Additionally, GST and PST are not eligible for calculation of the tax exemption.

Using the costs stated in the revised estimate in Appendix E, the estimated value of the eligible work is \$127,764.60 (Appendix F). The Administration estimates that ten years of property tax exemption on the designated heritage property, as described in the designation *Bylaw No. 7284, A Bylaw to Designate 2990 Albert Street as being of Architectural and Historic Value*, based on a four per cent increase year over year would be approximately \$88,032.00.

Based on the cost estimates and financial assistance criteria in *Heritage Building Rehabilitation Program*, the Administration has determined the applicant is eligible for an exemption of 50 percent of the estimated value of the eligible work, which would be \$63,882.30.

RECOMMENDATION IMPLICATIONS

Financial Implications

Section 262(4) of *The Cities Act* limits the term of a tax exemption agreement to not more than five years. However, Section 28(a) of *The Heritage Property Act* enables City Council to provide tax relief to any person, organization, agency, association or institution with respect to heritage property notwithstanding any provisions of *The Cities Act*. The new *Heritage Building Rehabilitation Program* approved by City Council in August 2014 established a tax exemption for a maximum of ten years.

The value of the work to be done will qualify for a tax exemption equal to 50 percent of the actual value of the eligible work. This adheres to the *Heritage Building Rehabilitation Program* approved by City Council on August 24, 2014.

The annual property exemption based on 2015 figures is \$7,050.32, which is distributed as follows:

- Municipal portion: \$4,105.38
- Education portion: \$2,530.59
- Library portion: \$ 414.35

Laneway and other improvement charges are not included in the tax calculations. The Administration estimates that ten years of property tax exemption on the designated heritage property, as described in the designation *Bylaw No. 7284, A Bylaw to Designate 2990 Albert Street as being of Architectural and Historic Value*, based on a four per cent increase year over year would be approximately \$88,032.00.

The final value of the tax exemption provided will be based on receipt submissions for actual work completed and annual property tax increases. Annual tax charges can include reassessment changes, which can increase or decrease the property tax for a property. The next reassessment is in 2017.

Environmental Implications

The rehabilitation work proposed will ensure the building continues to be used and maintained. The eligible work will protect the character defining elements of the building and improve the structural integrity of the building.

Policy and/or Strategic Implications

Rehabilitation of the Hill Residence carriage house complies with the following policies of *Design Regina: The Official Community Plan Bylaw No. 2013-48*:

- Protect, conserve and maintain Historic Places in accordance with the *Standards and Guidelines for Historic Places in Canada* and any other guidelines adopted by City Council.
- Encourage owners to protect Historic Places through good stewardship.
- Leverage and expand funding, financial incentive programs and other means of support to advance cultural development, cultural resources and conservation of Historic Places.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

The application was circulated to the Regina Public School Board and the Regina Public Library for comments. The Administration attempted follow-up contact with both the Regina Public School Board and the Regina Public Library following circulation, however, comments were not received prior to the deadline for submission of this report.

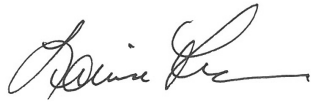
The Regina Public School Board and the Regina Public Library Board will be provided with a copy of this report and receive notification of City Council's decision.

Heritage Regina and the Architectural Heritage Society of Saskatchewan will receive a copy of this report for information.

DELEGATED AUTHORITY

Applications for assistance under the *Heritage Building Rehabilitation Program* must be approved by City Council.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Louise Folk", written in a cursive style.

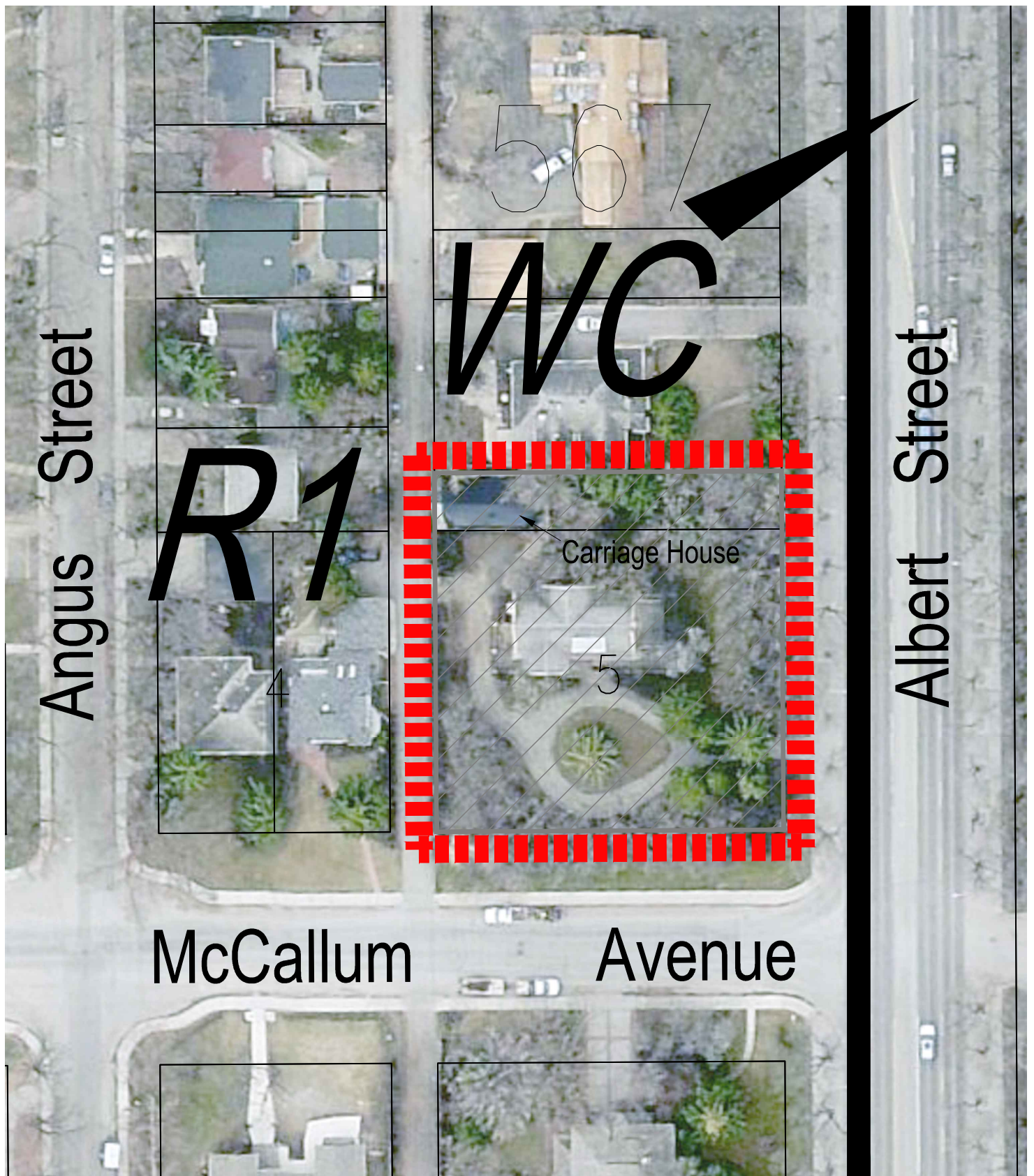
Louise Folk, Director
Development Services

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Diana Hawryluk", written in a cursive style.

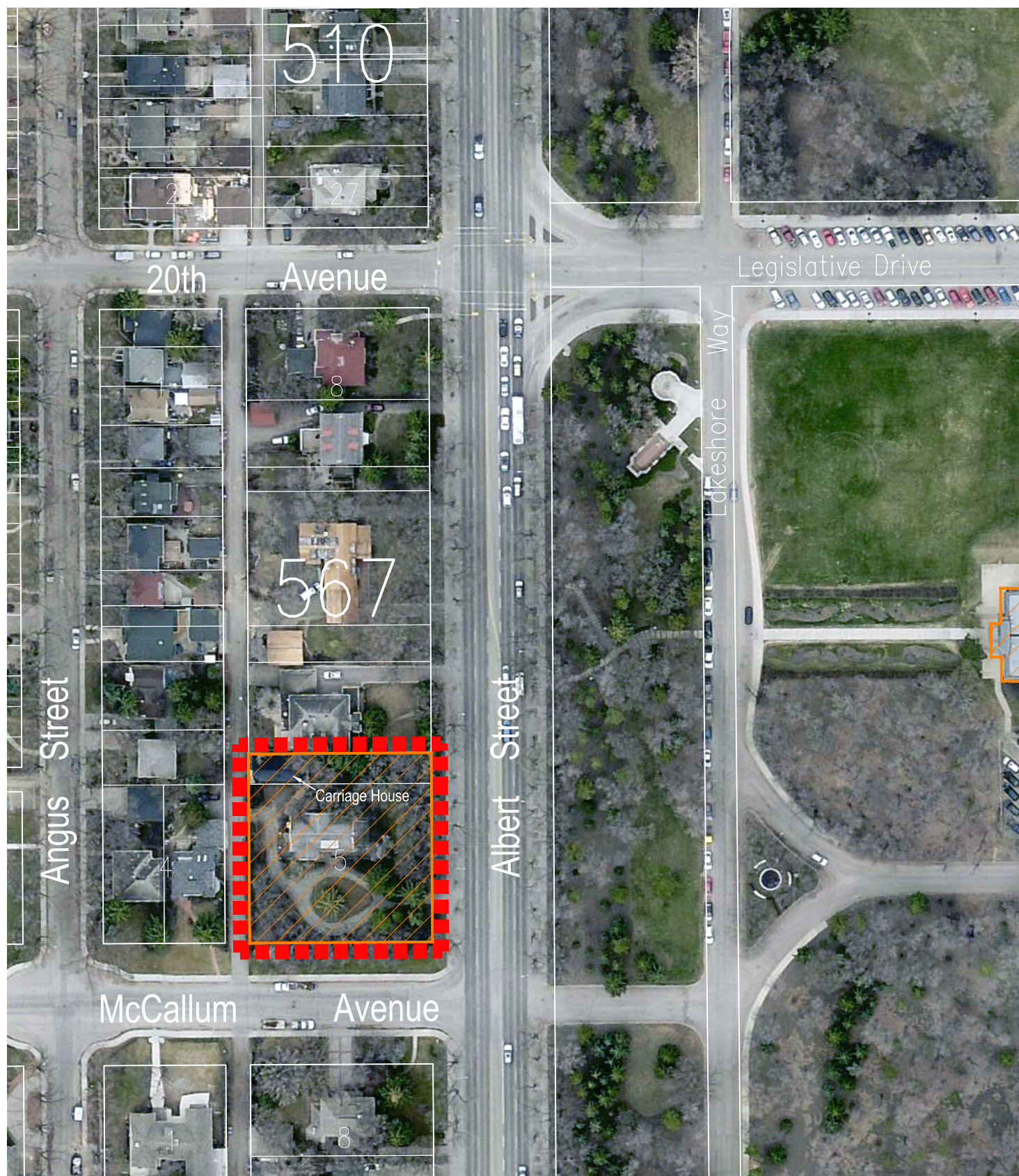
Diana Hawryluk, Executive Director
City Planning & Development

Report prepared by:
Sue Luchuck, Senior City Planner/KS



Subject Property





Subject Property

Date of Photography: 2012



Project Heritage

Civic Address/Subdivision 2990 Albert Street

BYLAW NO. 7284

A BYLAW TO DESIGNATE 2990 ALBERT
STREET AS BEING OF ARCHITECTURAL
AND HISTORICAL VALUE

WHEREAS, The Heritage Property Act, S.S. 1980, c. H-2.2. Part III, authorizes the Council of a Municipality to enact bylaws to designate real property, including all buildings and structures thereon, to be of architectural, historical or natural value or interest;

AND WHEREAS the Council of the Corporation of the City of Regina has caused to be served on Wilfred L. Meagher and Heather Meagher, owners of the land legally described as Lot Five (5) and the most Southerly Twenty-five (25) feet in width throughout of Lot Six (6), in Block Five hundred and Sixty-seven (567), in Lakeview, in the City of Regina, in the Province of Saskatchewan, in the Dominion of Canada, according to a Plan of Record in the Land Titles Office for the Regina Land Registration District as No. AP3598; a Notice of Intention to so designate the aforesaid real property and has caused such Notice of Intention to be published in at least two issues of a newspaper with general circulation in the Municipality with general circulation in the Municipality with the first publication at least Twenty-one (21) days prior to the date of consideration of the Bylaw and with the last publication at least Seven (7) days prior to the date of that consideration;

AND WHEREAS no Notice of Objection to the proposed designation has been served on the Clerk of the Corporation of the City of Regina;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

1. There is designated as being of architectural and historical value and interest the real property known as 2990 Albert Street, being:

Lot Five (5) and the most southerly Twenty-five (25) feet in width throughout of Lot Six (6), in block Five Hundred and Sixty-seven (567), in Lakeview, in the City of Regina, in the Province of Saskatchewan, in the Dominion of Canada, according to a Plan of Record in the Land Titles Office for the Regina Land Registration District as No. AP3598.

The significance of the site is as follows:

1. The property is of architectural and historical significance to the City of Regina.
2. The residence was built in 1911 for Walter Hill, a founder of the McCallum Hill Company which started in Regina in 1903.
3. The residence was designed by the prominent Regina architects F.C. Clemesha and Coltman in the pattern of an English country manor.

4. The residence is part of an important residential streetscape in the historic area of Old Lakeview.
2. The City Solicitor is hereby authorized to cause a certified copy of this Bylaw to be registered against the property described above in the Land Titles Office for the Regina Land Registration District.
3. The City Clerk is hereby authorized to cause a copy of this Bylaw to be served on the owner of the aforesaid property and on the Minister to whom the administration of The Heritage Property Act is assigned.

READ A FIRST TIME THIS 3RD DAY OF AUGUST, A.D, 1982;

READ A SECOND TIME THIS 3RD DAY OF AUGUST, A.D. 1982;

READ A THIRD TIME AND PASSED THIS 3RD DAY OF AUGUST, A.D. 1982.

Mayor

City Clerk



2990 Albert Street

2990 Albert Street, Regina, Saskatchewan, S4S, Canada

APPENDIX C

Formally Recognized: 1982/08/03



Front Elevation.



OTHER NAME(S)

2990 Albert Street

Meagher Residence

Hill Residence

LINKS AND DOCUMENTS

n/a

CONSTRUCTION DATE(S)

1911/01/01 to 1911/12/31

LISTED ON THE CANADIAN REGISTER: 2007/03/14

STATEMENT OF SIGNIFICANCE

DESCRIPTION OF HISTORIC PLACE

2990 Albert Street, commonly known as the Hill Residence, is a Municipal Heritage Property occupying one-and-a-half city lots located in the historic neighbourhood of Old Lakeview, near the Provincial Legislative Building. The property includes a 2 1/2-storey, red brick, Tudor Revival-style house constructed in 1911, and a wood-frame coach house.

HERITAGE VALUE

The heritage value of 2990 Albert Street resides in its architecture. Said to have been based on upon an English house admired by its builders, Mr. and Mrs. Walter Hill, its plan was then reduced in size by a quarter. Designed by the Regina architectural firm of Clemesha and Coltman in 1911, it incorporates elements of English Tudor and 19th century Gothic Revival illustrated in its stepped parapet gables, carved trim mullions and casing, wall buttresses and a slit gable window. Complimenting the exterior, the interior is inspired by the English Arts and Crafts movement with subtle detailing such as a staircase incorporating a carved leaf and branch motif, bedroom chimneypieces and inglenooks in the attic billiard room. Light coloured oak comprises the home's three-quarter height panelling, cross beam ceilings and first floor mouldings. The historical integrity of the interior is best illustrated by the massive porcelain tub that has been retained in the master bedroom's ensuite lavatory.

The heritage value of property also stems from its association with the city's prominent Hill family. Built for Walter and Grace Hill, this was the residence of one of Regina's foremost real estate developers. A partner of the McCallum Hill Company, a major Saskatchewan real estate and land development company, Mr. Hill resided in the house until his death in 1971. Through the partnership with the McCallum brothers, Mr. Hill was involved in some of Regina's most important real estate developments such as the construction of the ten-storey, landmark, McCallum-Hill Building (1912), and the

development of the Lakeview sub-division, site of this house. To promote the Lakeview sub-division as Regina's most fashionable neighbourhood, Mr. Hill and his partners were the first to build their residences here.

The heritage value of property also resides in its contribution to the historic residential streetscape of the Old Lakeview neighbourhood. One of the first and most prominent houses in the neighbourhood, it set the tone for future development, with the dignified design of the house and grounds continuing to contribute to their surroundings. The original circular driveway accessed from Albert Street continues to grace the grounds while its mature plantings benefit the neighbourhood. The wood-frame coach house with stable at the rear of the property further contributes to the historic character of the neighbourhood.

Source:

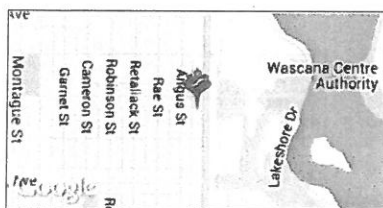
City of Regina Bylaw No. 7284

CHARACTER-DEFINING ELEMENTS

The heritage value of 2990 Albert Street resides in the following character-defining elements:

- those elements which reflect the property's historic Tudor Revival exterior architecture, such as its two-and-one-half-storey plan with one-storey irregularities; steeply pitched side gable roof with lower cross gables, cedar shingles, stepped parapet gables with stone coping, open eaves with exposed rafters, and a cedar shingle clad shed roof dormer window; pressed red brick cladding with grey, Indiana limestone detailing; a variety of windows including 6/1, double-hung, wooden sash windows in single, double and triple assembly, divided by stone mullions and cased with stone detailing; a slit-type gable window; wraparound terrace with closed, brick and stone detailed balustrades incorporating a shed roof verandah with a red Welsh quarry tiled floor; two external chimneys with corbelled caps and clay chimney pots;
- those elements that reflect the property's historic Arts and Crafts interior, including the ground floor's light-coloured oak woodwork, such as cross beam ceilings, three-quarter height panelling, doors, and delicately carved staircase; fir detailing on the second floor and in the attic; attic billiard room with two inglenooks and a iron and copper hooded fireplace with porcelain tiled hearth; some original light fixtures; Arts and Crafts-style chimneypieces with porcelain tiled hearths; original lavatory features such as unglazed porcelain floors, glazed porcelain wall tiles, sinks and the porcelain tub;
- those elements which contribute to its position within the historic residential neighbourhood and streetscape, including its original placement on its lot; mature plantings; circular front driveway; and the wood-frame one-and-one-half-storey coach house with stable, clad in shingles and beveled siding, with side gable roof, shed roof dormers, and hinged, double doors.

- 1 RECOGNITION
- 2 HISTORICAL INFORMATION
- 3 ADDITIONAL INFORMATION



NEARBY PLACES



Strathdee Warehouse

2206 Dewdney Avenue, Regina, Saskatchewan

The Strathdee Building is Municipal Heritage Property located on four commercial lots in Regina's...



Sherwood Department Store

2006 Albert Street, Regina, Saskatchewan

The Sherwood Department Store is a Municipal Heritage property comprised of 6 commercial lots in...



Diocese of Qu'Appelle

APPENDIX D

Heritage Building Rehabilitation Program - Eligible Work	Work Quoted by Construction Company #1		Work Quoted by Construction Company #2	
Conservation of Exterior Character Defining Elements (from Statement of Significance): <ul style="list-style-type: none"> - wood-frame 1 ½ storey coach house - clad in shingles - bevelled siding - side gable roof - shed dormers - hinged double doors 	Wood Shingles Rough carpentry and framing	\$20,500 <u>\$35,929</u> \$56,429	Nothing specified	
Structural Stabilization	Concrete/Compaction testing Concrete piles Foundation/ floor slab Earthwork/excavation Foundation rigid insulation Structural shoring Masonry	\$2,437 \$15,500 \$39,709 \$19,273 \$1,785 \$9,840 <u>\$3,788</u> \$92,332	Foundation+ Repair structural elements Masonry	\$34,126 \$37,000 <u>\$1,200</u> \$72,326
Improvements required to meet National Building Code or City of Regina bylaw requirements including the repair or upgrading of mechanical and electrical systems	Soffit, fascia and eaves Plumbing Electrical	\$7,037 \$14,188 <u>\$732</u> \$21,957	Electrical Mechanical/Plumbing	\$1,000 <u>\$2,000</u> \$3,000

Improvements to energy efficiency (eg. Windows, insulation, furnace)	Roof rigid insulation Doors and Windows** Install doors and windows	\$5,874 \$22,555 <u>\$6,383</u> \$34,812	New doors and windows** supply and install Roofing	\$21,570 <u>\$20,500</u> \$42,070
Qualified architectural or professional engineering services not related to the preparation of this application	Nothing specified		Nothing specified	
<p>+ Must receive new quote that excludes all costs associated with the removal of the current foundation. The new foundation is considered to contribute to the structural stabilization and is covered under the program.</p> <p>** Must receive new quote that excludes all costs associated with the supply and installation of the new dormer, glass panel doors and balcony on west elevation, new windows on east and west elevations as these are considered to be additions to the structure which are not eligible under the program. The replacement of the existing windows is covered under the program.</p>				

Heritage Building Rehabilitation Program - Non-Eligible Work	Work Quoted by Construction Company #1		Work Quoted by Construction Company #2	
	Supply and installation of the new dormer, glass panel doors and balcony on west elevation, new windows on east and west elevations	Could not identify cost of replacement of existing windows from quote	Supply and installation of the new dormer, glass panel doors and balcony on west elevation, new windows on east and west elevations	Could not identify cost of replacement of existing windows from quote
	Supervision	\$53,008	All costs associated with the removal of the current foundation	Could not determine cost of foundation removal versus new foundation from quote
	General conditions	\$11,207	Building lifting	\$40,000
	Waste disposal	\$4,987	Floor heating rough in	\$1,000
	Safety	\$1,689	Underground services	\$2,000
	Survey and layout	\$2,879	Waste disposal	\$1,500
	Real property report	\$1,500	Supervision/markups	\$25,000
	Supply and install of overhead doors because these are a choice made to change one of the character defining	\$16,000	Supply and install of overhead doors because these are a choice made to change one of the character defining elements	\$12,245

	elements of the building which cannot be considered to be conservation of the heritage element.		of the building which cannot be considered to be conservation of the heritage element.	
	Building moving	\$42,000		
	Selective demolition	\$15,003		
	Concrete demolition	\$13,219		
	Flat roofing unless more detail is provided	\$4,000		
	Underground services	\$8,300		
	Underground service City allowance	\$15,000		
	Contingency allowance	\$10,000		
	Contractor fee	\$28,650		
	Misc. joint sealant and insulation unless more detail is provided	\$4,958		
Total Value of Estimates		\$437,930		\$199,141

APPENDIX E

Item	Eligible Amount	Ineligible Amount	Eligible work	Total Contract Before Taxes	GST	PST
Design Fees				\$ -		
- Architectural - RRDl	\$ 19,138.60		Architectural services	\$ 19,138.60	\$ 956.98	\$ -
- Structural - Rob Beaton	\$ 1,375.00		Professional engineering services	\$ 1,375.00	\$ 68.75	\$ 13.50
New Concrete Fndtn - Dmyterko Const	\$ 34,126.00		Structural stablization	\$ 34,126.00	\$ 1,711.80	\$ -
Wood Framing, Bracing & Stabilization	\$ 32,500.00	\$ 4,500.00	Structural stablization	\$ 37,000.00	\$ 1,625.00	\$ -
Doors and Windows	\$ 8,775.00	\$ 12,795.00	Improvement to energy efficiency	\$ 21,570.00	\$ 438.75	\$ -
Mech, Elect, Undergrnd Services	\$ 8,350.00		Improvement to energy efficiency	\$ 8,350.00	\$ 417.50	\$ -
Removal of Existing Foundation	\$ 2,500.00		Structural stablization	\$ 2,500.00		
Moving to Suit New Fndtn	\$ 15,000.00		To meet City & NBC Bylaw reqmnts	\$ 15,000.00	\$ 750.00	
Overhead Doors		\$ 12,245.00		\$ 12,245.00	\$ 612.25	\$ 612.25
Roofing	\$ 20,500.00			\$ 20,500.00	\$ 1,025.00	
Masonry	\$ 3,000.00		Conservation of character elements	\$ 3,000.00	\$ 150.00	
Waste Disposal	\$ 750.00	\$ 750.00	Related to all above	\$ 1,500.00		
Supervision / Markups	\$ 15,000.00	\$ 10,000.00	Related to all above	\$ 25,000.00	\$ 1,250.00	
	\$ 161,014.60	\$ 40,290.00		\$ 201,304.60	\$ 5,218.78	\$ 625.75

APPENDIX F

EXPENSES DEEMED TO BE ELIGIBLE FOR TAX EXEMPTION UNDER <i>HERITAGE BUILDING REHABILITATION PROGRAM</i> (Costs taken from Revised Estimate in Appendix E)	
ITEM	COST
Project Fees not associated with completion of application for the tax exemption -Architectural \$19,138.60 - Structural \$1,375.00	\$20,513.60
New Concrete Foundation	\$34,126.00
Wood Framing, Bracing and Stabilization	\$32,500.00
Replacing existing windows and doors (excluding new garage door)	\$8,775.00
Services	\$8,350.00
Roofing	\$20,500.00
Masonry (chimney)	\$3,000.00
TOTAL	\$127,764.60
Note: The materials used and quality of the work done will be compared to the applicant's work plan (Appendix G)	

1. Project Synopsis

This proposed Heritage Alteration Permit encompasses the principal intervention of a building, the 1911 "Carriage House" on the property of the Hill Residence at 2990 Albert Street Regina. The carriage house is a 91.8 m² one and a half story wood frame and wood floor building. This structure originally housed a chicken coop, a feed room, a horse stable on the west end, a two carriage garage in the center and an ice house on the eastern end of the main floor. The second floor was used for forage storage (accessed by a ladder through a trap door) a small suite (accessed by a stair case) which served as the residence of the carriage boy and an unused space above the ice house on the east end.

The proposed rehabilitation will involve lifting the structure from the foundation and relocating it 1.5 m further south (off the northern property perimeter), 3.5 m east and re-establishing it on a new concrete foundation with a concrete slab floor. The building exterior will be retained but will undergo repairs and refinishing with some replacement of components due to rot. Elements of the interior will be removed and rebuilt into the rehabilitated building. The building will be re-purposed with parking space for two vehicles in the center. The western and eastern ends of the main floor and most of the second floor will be rebuilt for as of yet undetermined occupancy in the future.

2. History and Description

a. Origins

In 1911, Walter Hill, a prominent land developer had the architectural firm of Clemesha and Coltman design a Tudor Revival styled house, with elements of Gothic Revival style at 2990 Albert Street in Regina SK. Mr. Hill also invested in farmland in the Lakeview area. Mr. Hill's affinity for agriculture may have inspired the construction of a carriage house built at the same time as the house. The carriage house was built directly on the northern most periphery of the lot and housed a flock of chickens, horses and an ample feed storage area for both. The building also had two bays for carriages and a sizeable ice house. The second story of this one and a half story building was home to the carriage boy in a modest one-room apartment heated by a wood stove.

The building was constructed of wood frame with siding on the lower part of the exterior walls and cedar shingles above that. The south exposure of the main floor has a single walk-in door to the chicken house, horse stable and feed room, two double doors for the carriages and another door to the ice house. The ice house could also be accessed from the inside via the carriage bays. Blocks of ice could be passed from outside in the winter through a walk in door on the south side. Two dormers with double casement windows flank the southern exposure of the second floor and a small wooden door is present on the eastern exposure upstairs. The west end has a door that used for forage delivery. A ladder and a set of stairs were the access points for the second floor forage storage and carriage boy housing, respectively.

The exterior elevations of the carriage house are provided in Figure 1. These drawings were prepared from measurements of the existing building with the assumption that no significant changes have been made to the building.

The floor plans of the building are shown in Figure 2.

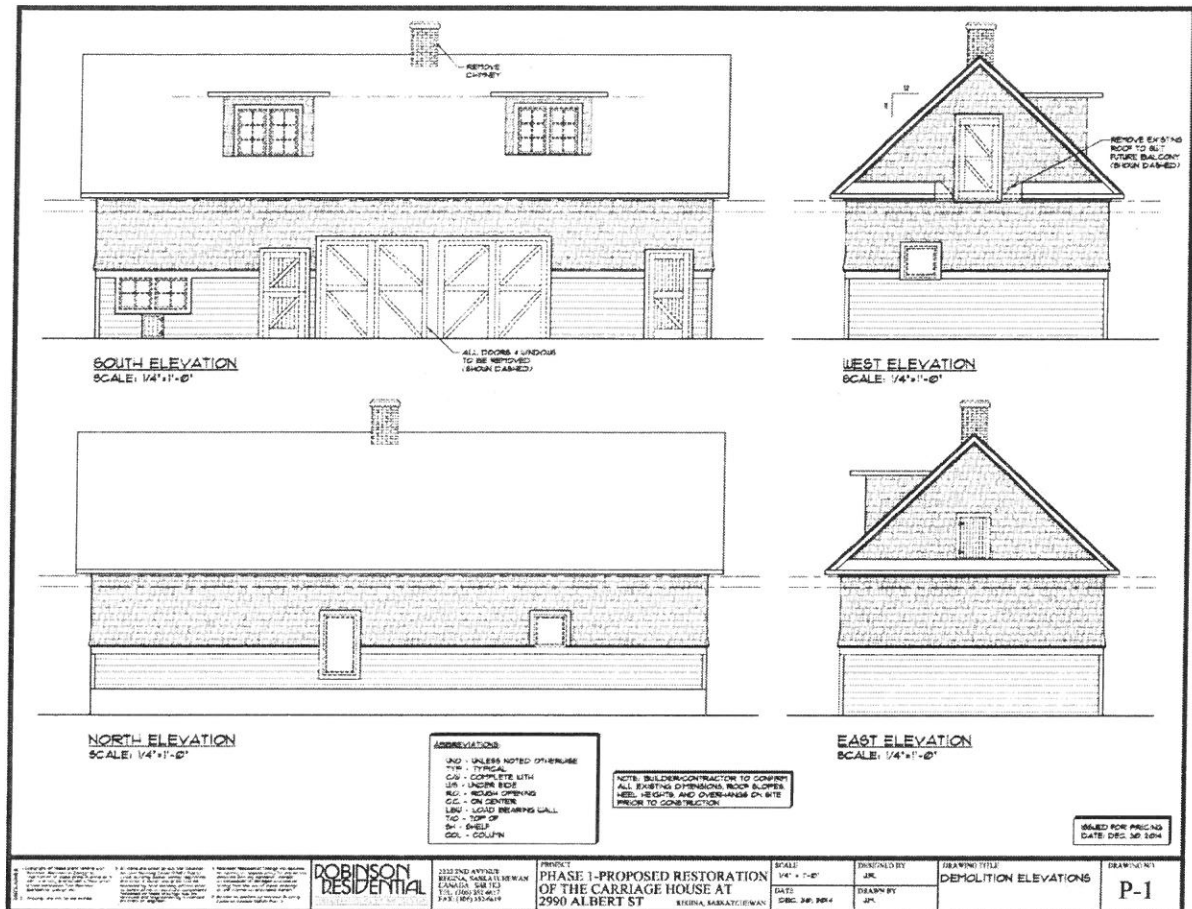


Figure 1. The exterior elevations of the carriage house. These drawings are taken from measurements of the current structure.

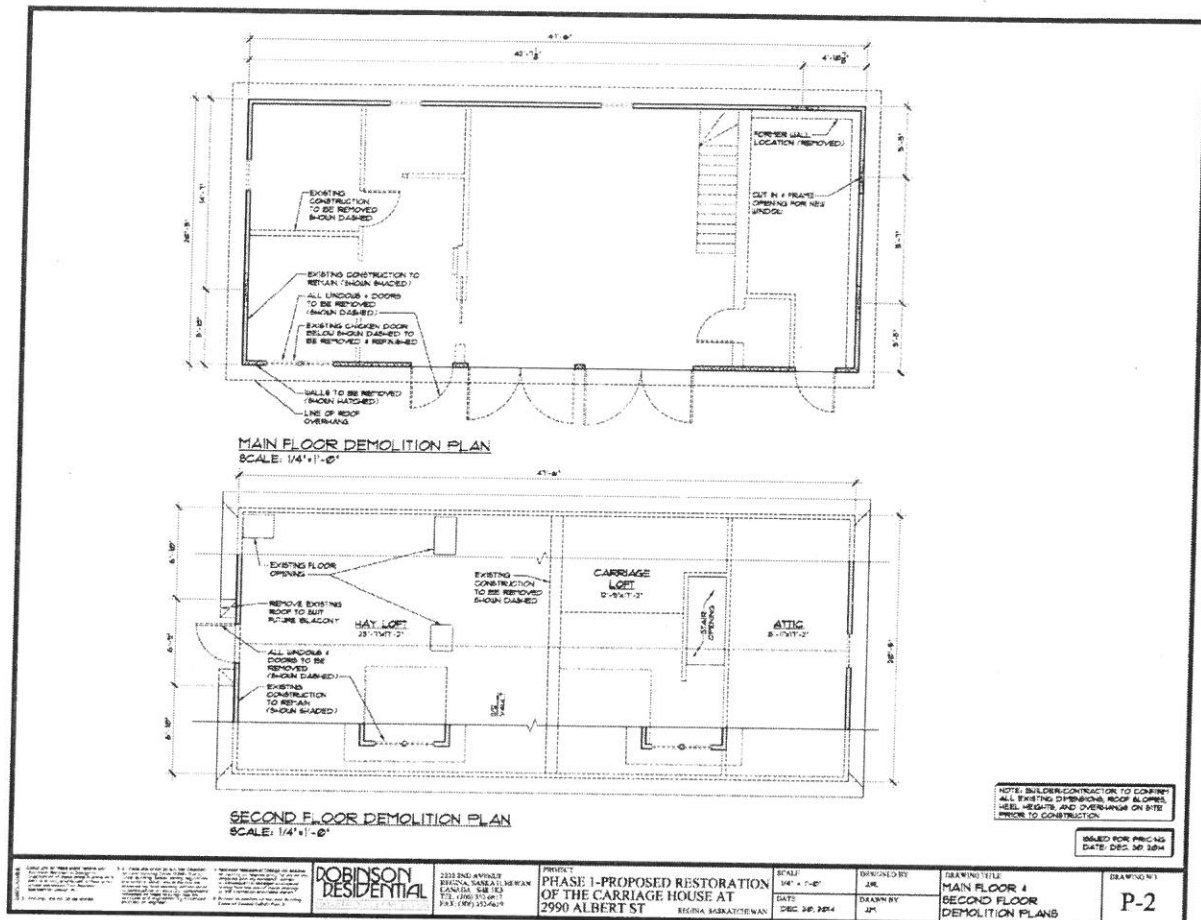


Figure 2. The floor plans of the carriage house. These drawings are taken from measurements of the current structure.

b. Chronology Report

Mr. Hill resided in this house from the time of original construction in 1911 until his death in 1971. From 1971 until 1986 it was the home of Judge Wilfrid L. Meagher. From 1986 until 1988 it was owned by Mr. Fischer. Since 1988 this property has been owned by Dr. Joe Michel.

The Hill house was designated as a Municipal Heritage Property in 1982. This designation included the carriage house. In 2014, Dr. Michel approached Robinson Residential Design Inc. (RRDI) to draw plans of the existing structure, and to prepare plans for the rehabilitation of this structure.

c. Current Building Condition

The Carriage House has had essentially no updating in form since it was constructed. However it is currently in a state of considerable disrepair, largely attributed to a failing foundation and the ravages of time and minimal maintenance. Since the building is sited directly on the property line (zero setback), material stored on the adjacent lot in direct contact with the building has contributed to rot of the siding on the northern side. The building is empty and has no animal infestations. Further details are available in the figures and figure captions below.



Figure 3. The south view of the carriage house. The two upper dormers are covered by a tarp to prevent further deterioration due to roof leakage. The two double carriage doors and the ice house door (far right) show evidence of the loss of structural integrity on this side of the building, necessitating a foundation replacement. Not visible in this photo is the walk in door to the animal housing area to the left.



Figure 4. A close-up photo of the east carriage door. This door and the adjacent door to the immediate west are replacements from the original as they are constructed of plywood. As far as can be discerned, the pattern on the doors is likely original.



Figure 5. A close-up photo of the original door catch on the east carriage door.

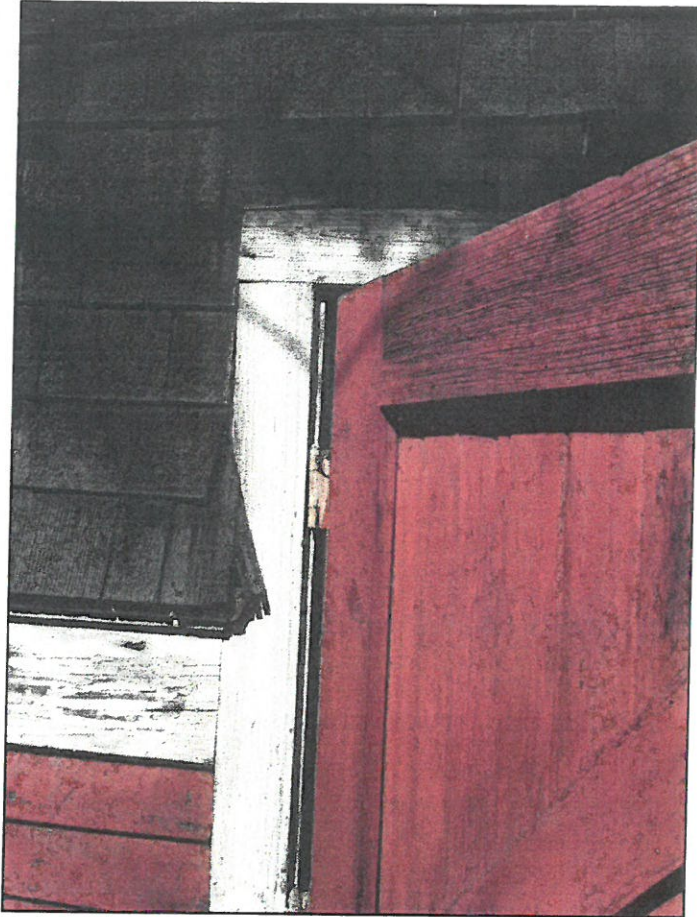


Figure 6. A close-up photo of the west walk in door on the south side. This photo illustrates the elaborate shingle detail at the junction of the lower siding, the upper shingles and doors and windows.



Figure 7. A close-up photo of the door knob on the west walk in door on the south side.



Figure 8. The doors to a former poultry run from the west end of the south side of the carriage house. These doors are now boarded up but likely enabled free ranging of chickens in warmer times of the year.



Figure 9. The east walk in door on the south side. This door accessed the ice house. Evidence of deterioration of this door is present. This door is a good example of the design model for exterior doors that need replacement.

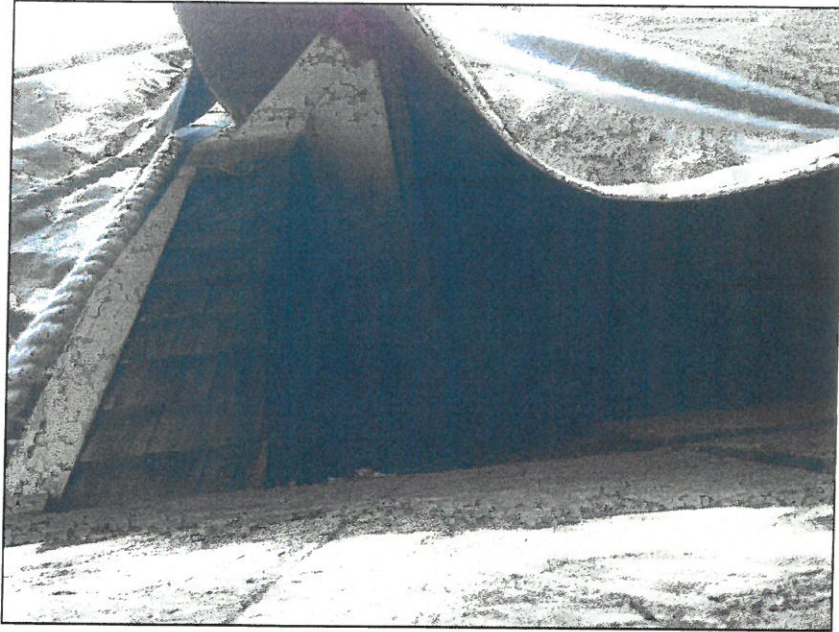


Figure 10. This photo shows the details of the flared shingles where the upper dormer walls meet the roof. The dormers are currently covered by a tarp to limit further deterioration due to water damage.

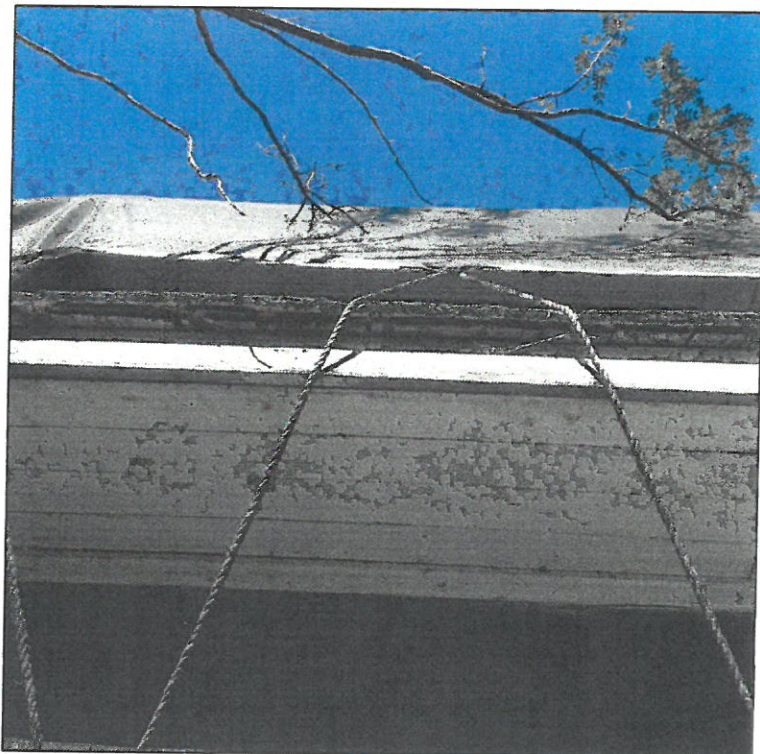


Figure 11. A close-up photo of the underside of the first floor roof overhang showing the original design with fascia and moulding. This section of the overhang is in very good condition, but is not representative of much of the total building.



Figure 12. A close-up photo of the underside of the first floor roof overhang showing missing fascia and some soffit boards.



Figure 13. A close-up photo of the underside of the first floor roof overhang showing missing fascia and some soffit boards and rotted rafter tails.

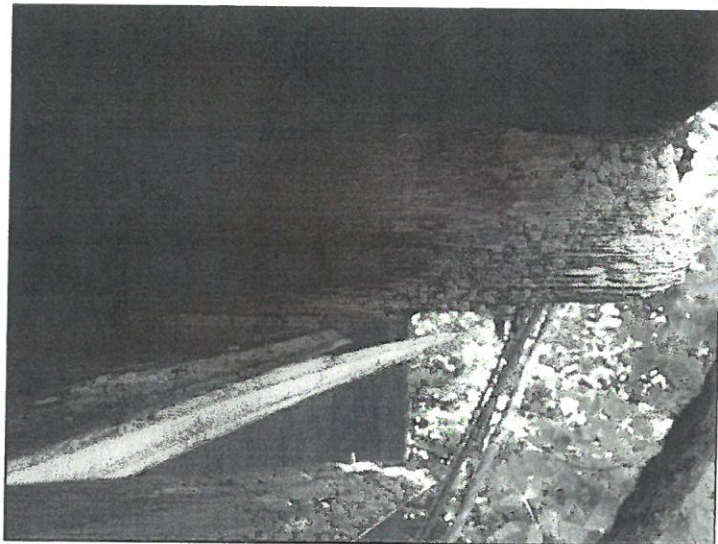


Figure 14. A close-up photo of the underside of the first floor roof overhang showing missing fascia and some soffit boards, rotted rafter tails and loose moulding.

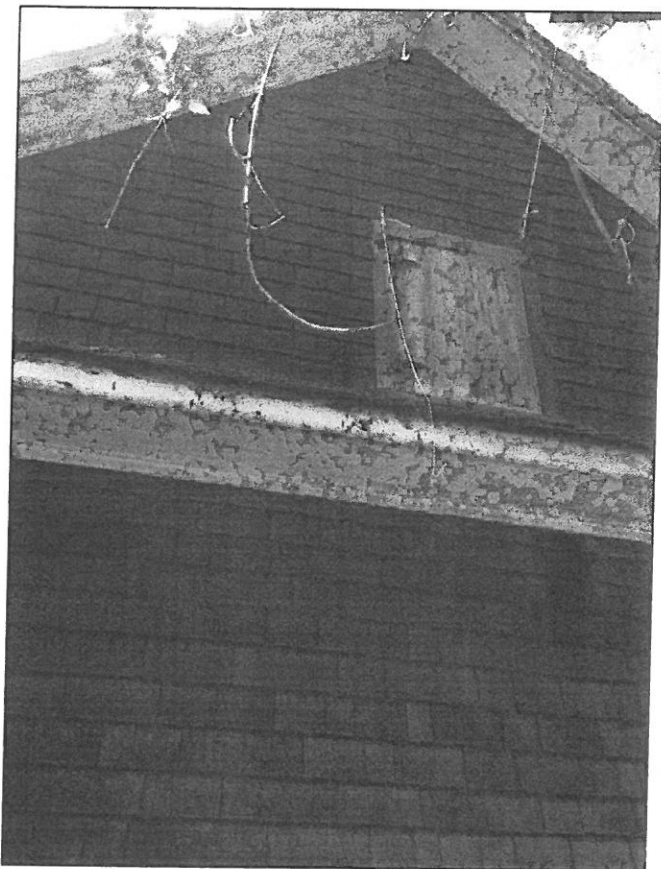


Figure 15. The upper east view of the carriage house. The condition of the wall shingles is very good. The fir soffits on both the first floor and second floor will need sanding and in some cases replacement. The small upper door is the only access to a storage area above the ice house.

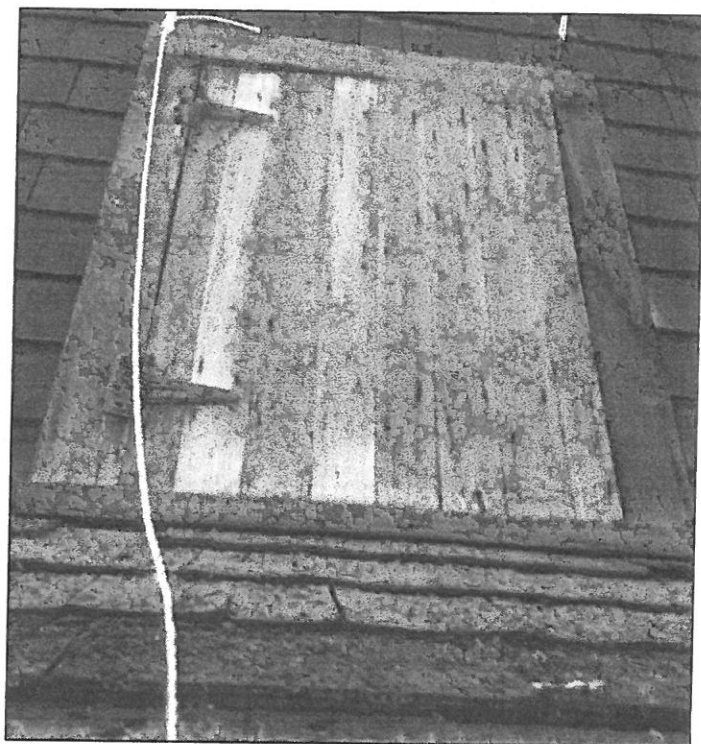


Figure 16. A close-up view of the upper east door of the carriage house.

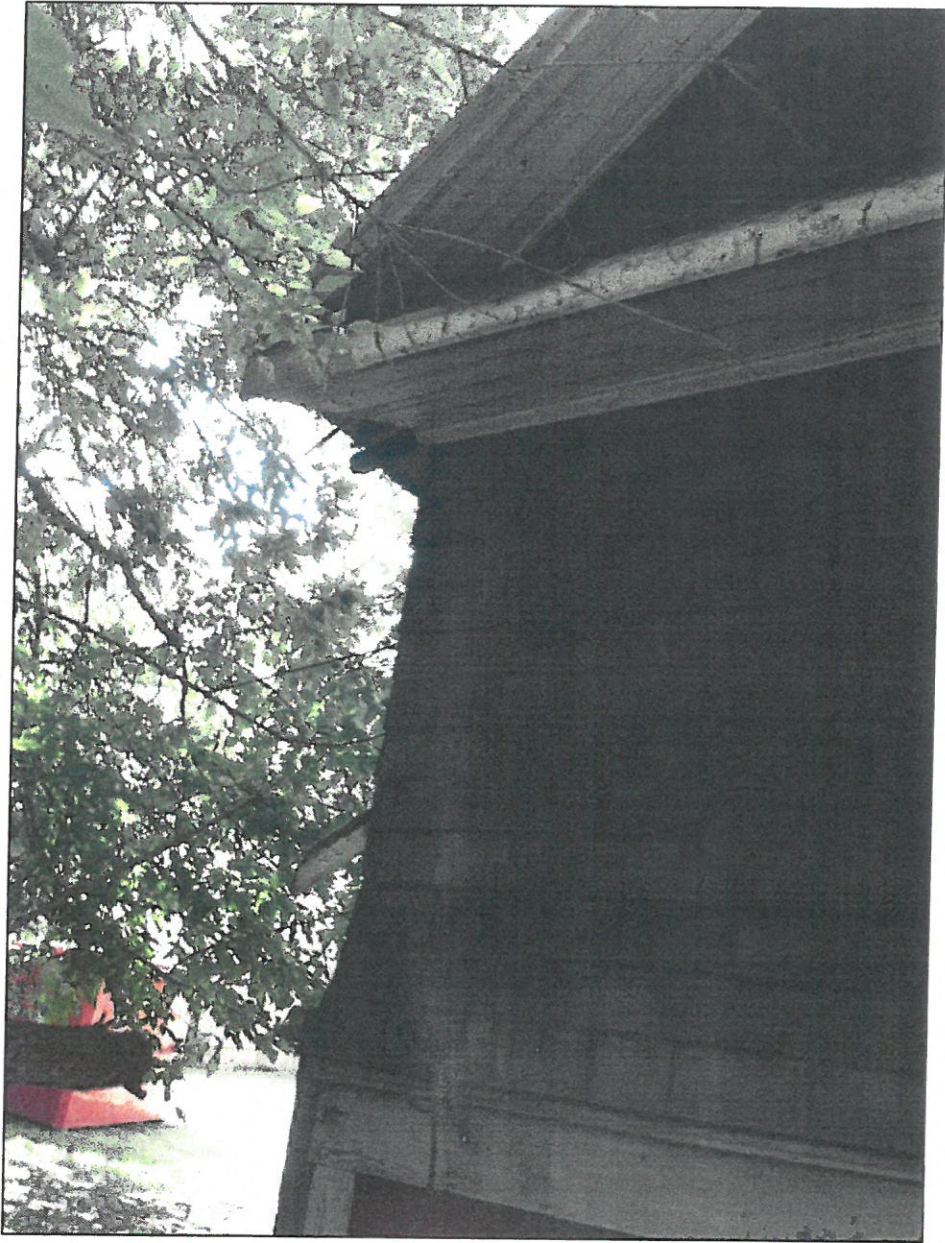


Figure 17. A photo of the junction of the siding and shingles at the south east corner of the building. The details of the upper gables can also be seen.

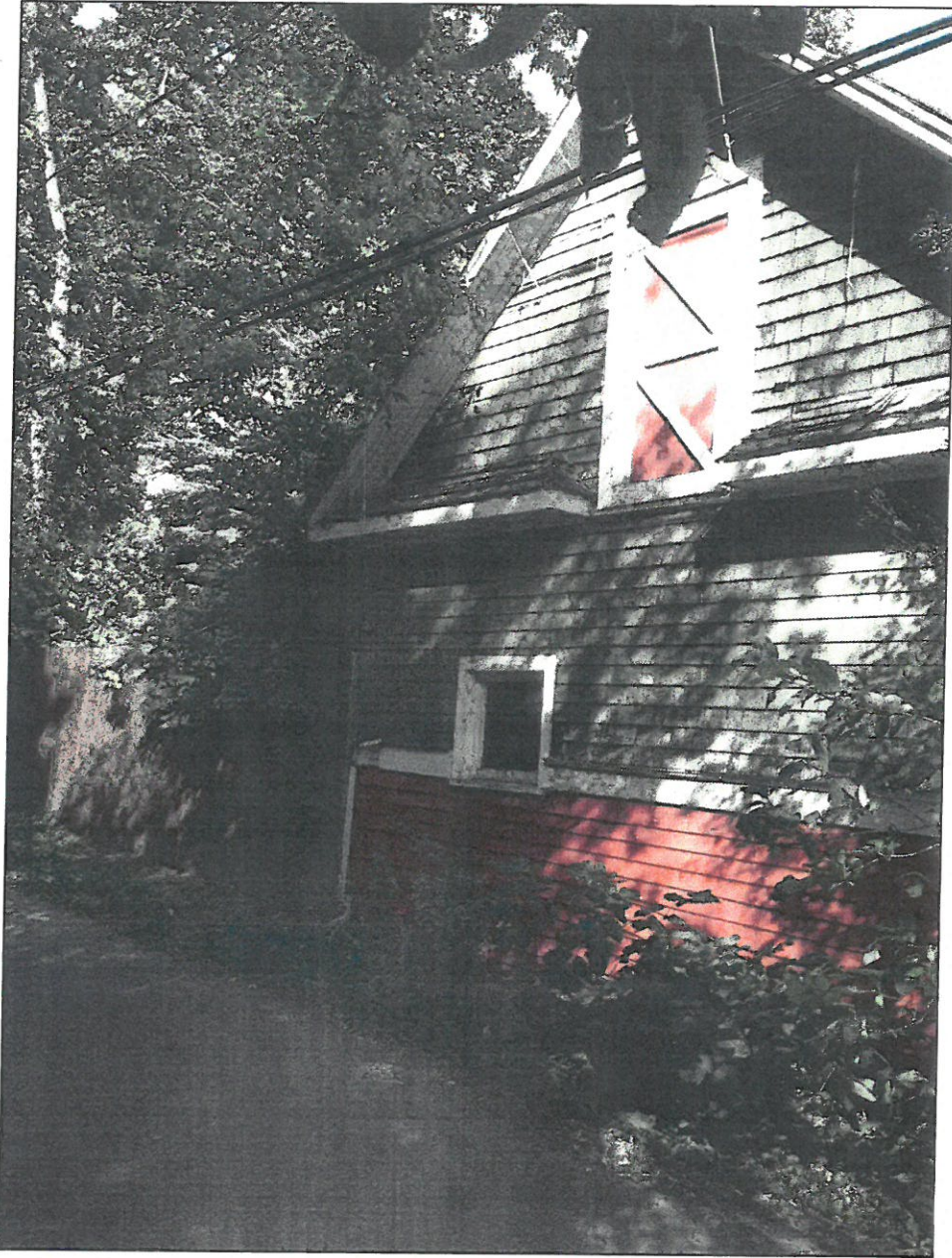


Figure 18. The west view of the carriage house. The condition of the west wall siding and shingles is not as good as the east side. Some replacement of both may be necessary. The lower window accesses the feed storage area. The upper door enters a forage storage area. This door is thought to be original and will serve as the model for reconstruction and replacement of all other exterior doors. Some wood trim is missing.



Figure 19. A close-up view of the window trim on the west window.



Figure 20. A close-up view of the lower east wall.

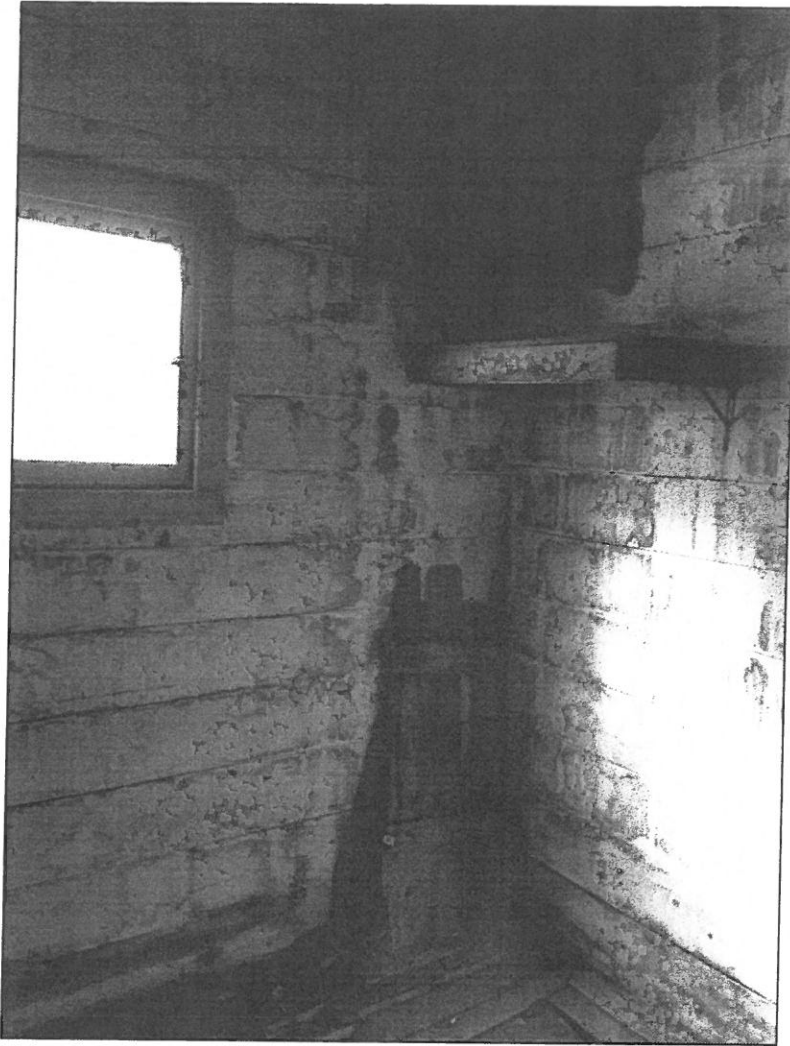


Figure 21. An interior view of the feed storage area in the north west corner of the building. The walls were covered with 6" or 8" boards. Evidence of a small fire in this corner of the building can be seen in the upper part of the photo.



Figure 22. An interior view of the upper wall and ceiling of the feed storage area in the north west corner of the building. Evidence of water marking is present.



Figure 23. An interior view of the door to the ice house "refrigerator" from the carriage holding area.



Figure 24. A close-up photo of the door catch on the door leading to the ice house "refrigerator" from the carriage holding area.



Figure 25. An interior view within the central carriage housing portion of the building, looking west through a sliding pocket door into the anteroom of the animal housing and feed storage areas. The poor condition of the doors and floor are evident. The fir boards lining the interior walls were in good condition, however the floor boards were severely rotted.



Figure 26. An interior door within the feed storage area.

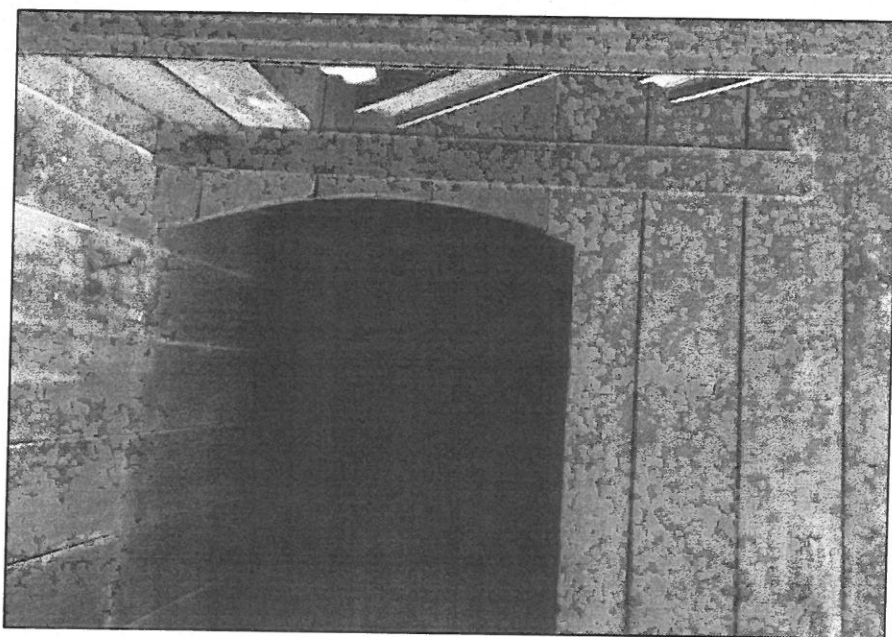


Figure 27. The door opening leading to the second floor apartment from the carriage section of the building (photo taken looking east).

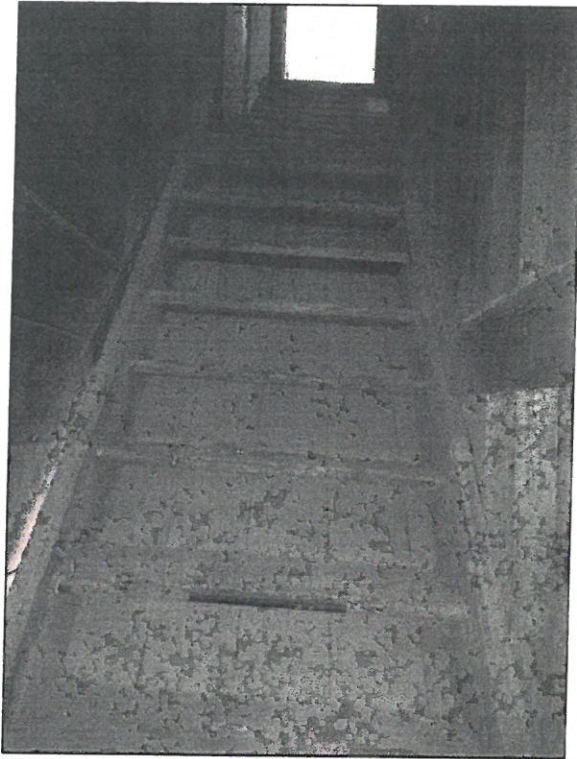


Figure 28. The stairs accessing the second floor from the carriage section.



Figure 29. The second floor "carriage boy's" apartment. The lath and plaster walls and ceiling were in a bad state of repair. The vertical grain tongue and groove wood floor is visible with fir baseboards.

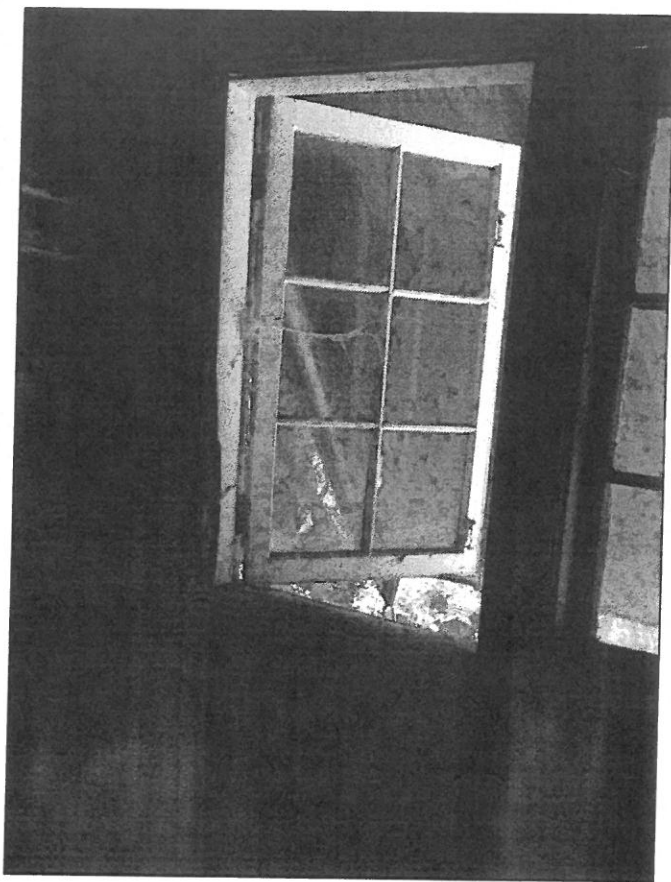


Figure 30. One of the two dormer casement windows in one of the two dormers. These are single pane windows.

3. Significant Heritage and Character-Defining Elements

This 103 year old building is rare as it represents what a garage would have been like at that time for a family of considerable means. The fact that the exterior has remained almost totally unchanged in that time makes it a valuable snapshot of a different time. Being on the same property as a residence which has historical importance also contributes to the heritage value.

There are several character-defining elements.

- Reasonably well preserved building with multiple original functions (animal housing, carriage storage, ice house, carriage boy accommodation).
- Exterior of siding and shingle style characteristic of 1911.
- Unique flared shingle design on dormers and window interfaces.
- Presumed original paint/stain colors (to be verified).
- Exterior made up of doors and windows for animal housing at unusual heights.
- Unusual door hardware on ice house door.
- Interesting patterns of wood trim on all exterior doors.
- An ice house with well insulated walls on the east end.
- Unusual pattern in wood ceiling in animal housing section.
- Unusual door wood pattern in animal housing section.
- Original door hardware on exterior walk-in doors.
- Knob and tube wiring.
- Sliding barn door connecting carriage storage and animal housing sections.
- Wall mounted ladder to loft area in animal housing section.
- Wood clad interior.
- Steep stairs and interesting door way to carriage boy's apartment from carriage storage section.

4. Proposed Project Changes

a. Proposed changes to structure

The rehabilitation will be partitioned into three packages as shown below.

Rehabilitation Package 1.

- Clear immediate site of trees for construction access
- Install interior bracing as needed to prevent shifting during the lift and move
- Lift building and move 1.2 m south and 3.5 m east
- Construct new foundation (piles, grade beam and structural slab)
- Rough in city gas, water and sewer line connections
- Reconnect power (install 100 Amp service in building)
- Install in-floor heating piping
- Make repairs to fence line with north adjoining property
- Replace damage to lower walls (rotted)
- Reframe south lower floor
- Frame in additional windows and upper west door enlargement
- Frame three additional dormers on the north side and one on south
- Install new windows and doors with locks
- Replace damaged roof and wall sheeting
- Construct new brick chimney as per original design
- Re-shingle roof and replace metal flashings and drip edge

Rehabilitation Package 2.

- Replace rotted siding and shingles
- Repaint/stain siding and shingles
- Repair/replace wood fascia, soffits and rafter tails
- Landscape building periphery

Rehabilitation Package 3.

- Remove remaining interior wall cladding
- Frame new interior walls
- Install wiring
- Connect water, sewer and gas lines
- Install plumbing
- Rough in heating system
- Install spray foam insulation
- Drywall interior walls
- Refinish interior wood cladding and reinstall
- Install flooring and millwork in human inhabitable spaces

The floor plans of the proposed changes to the carriage house are shown in Figures 31 to 38.

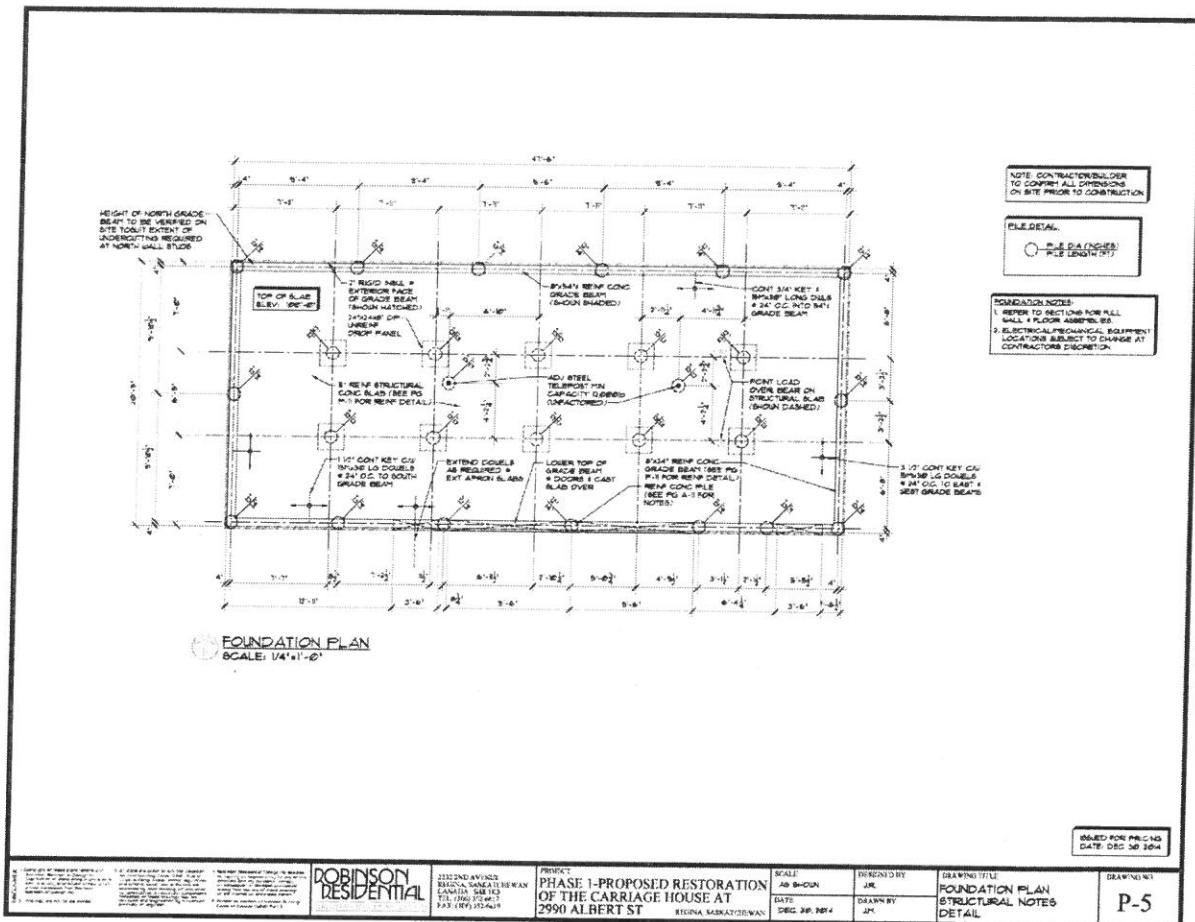


Figure 31. The foundation plan of the carriage house for the proposed rehabilitation.

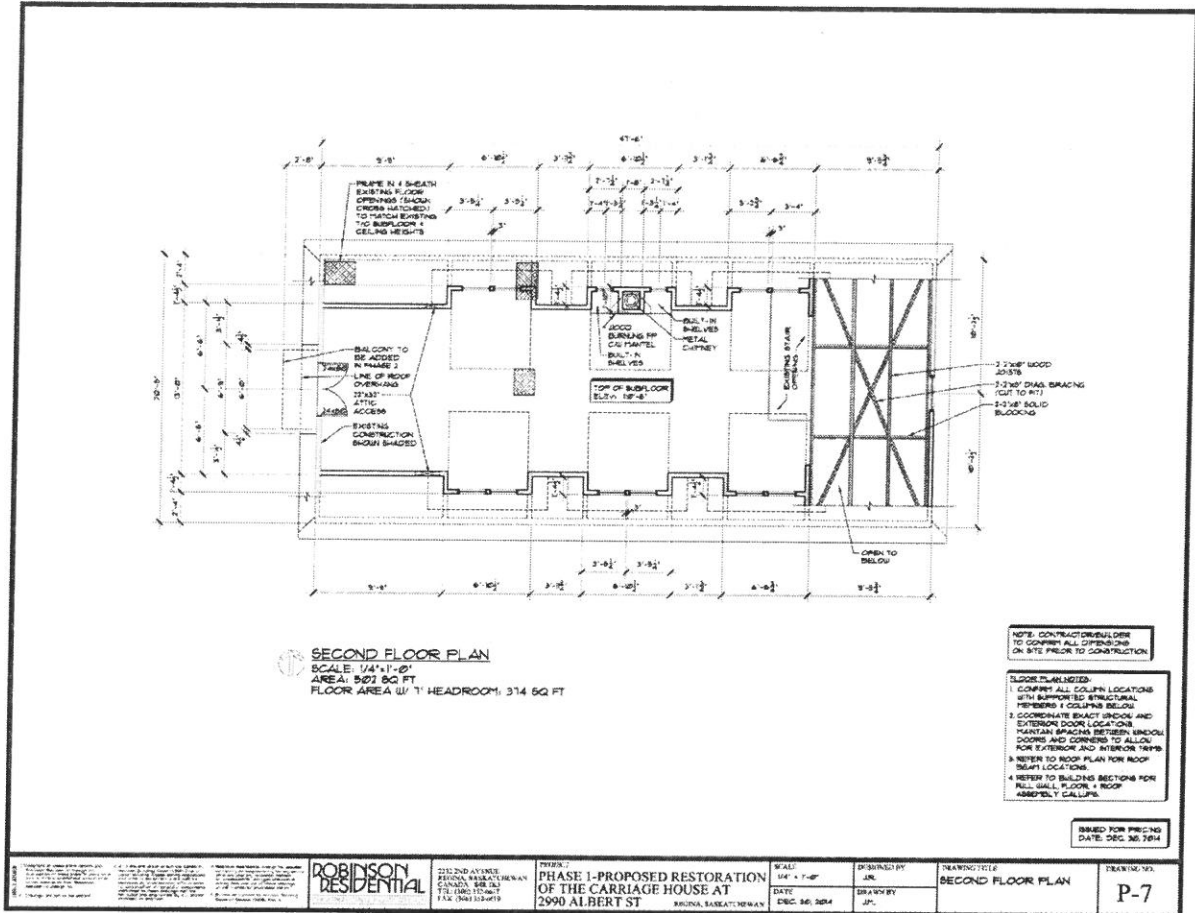


Figure 33. The upper floor plan of the carriage house after the proposed rehabilitation.

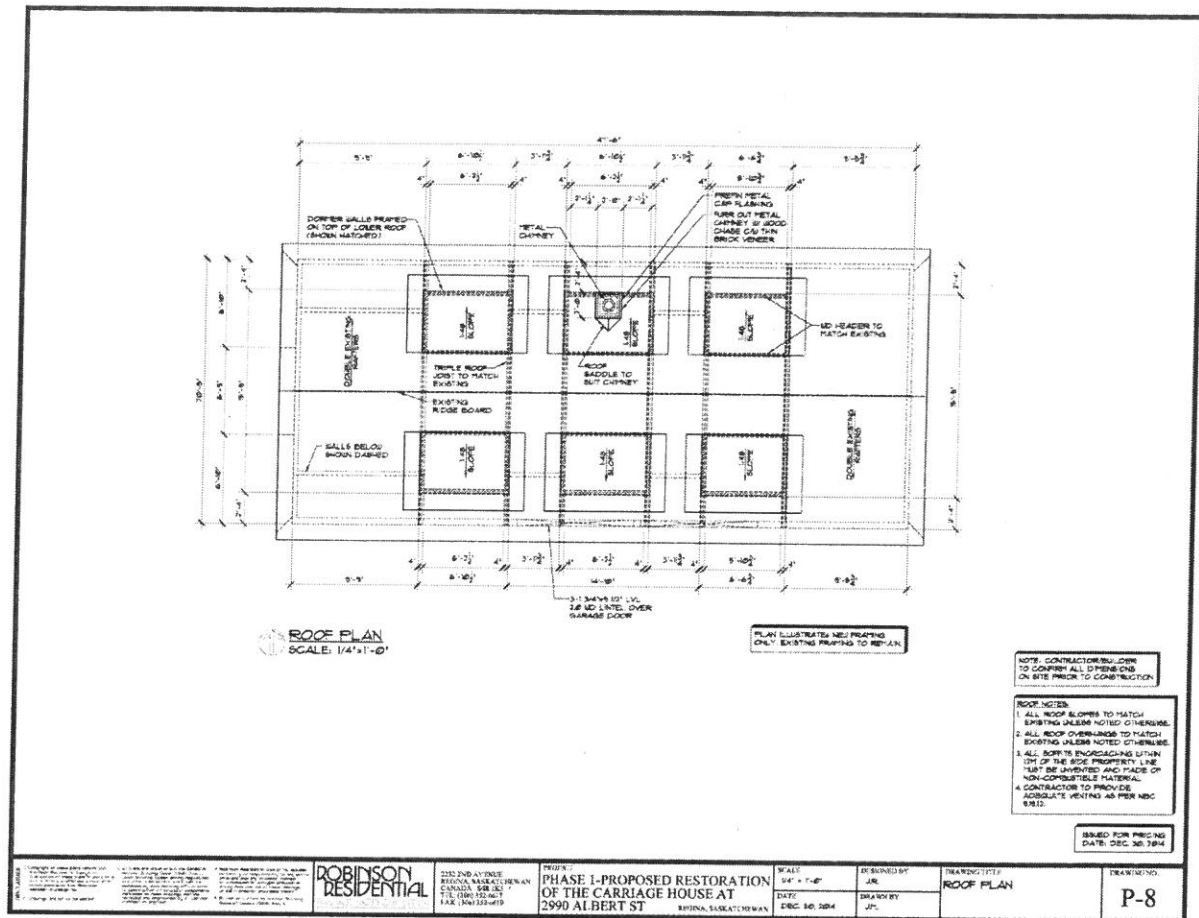


Figure 34. The roof plan of the carriage house after the proposed rehabilitation.

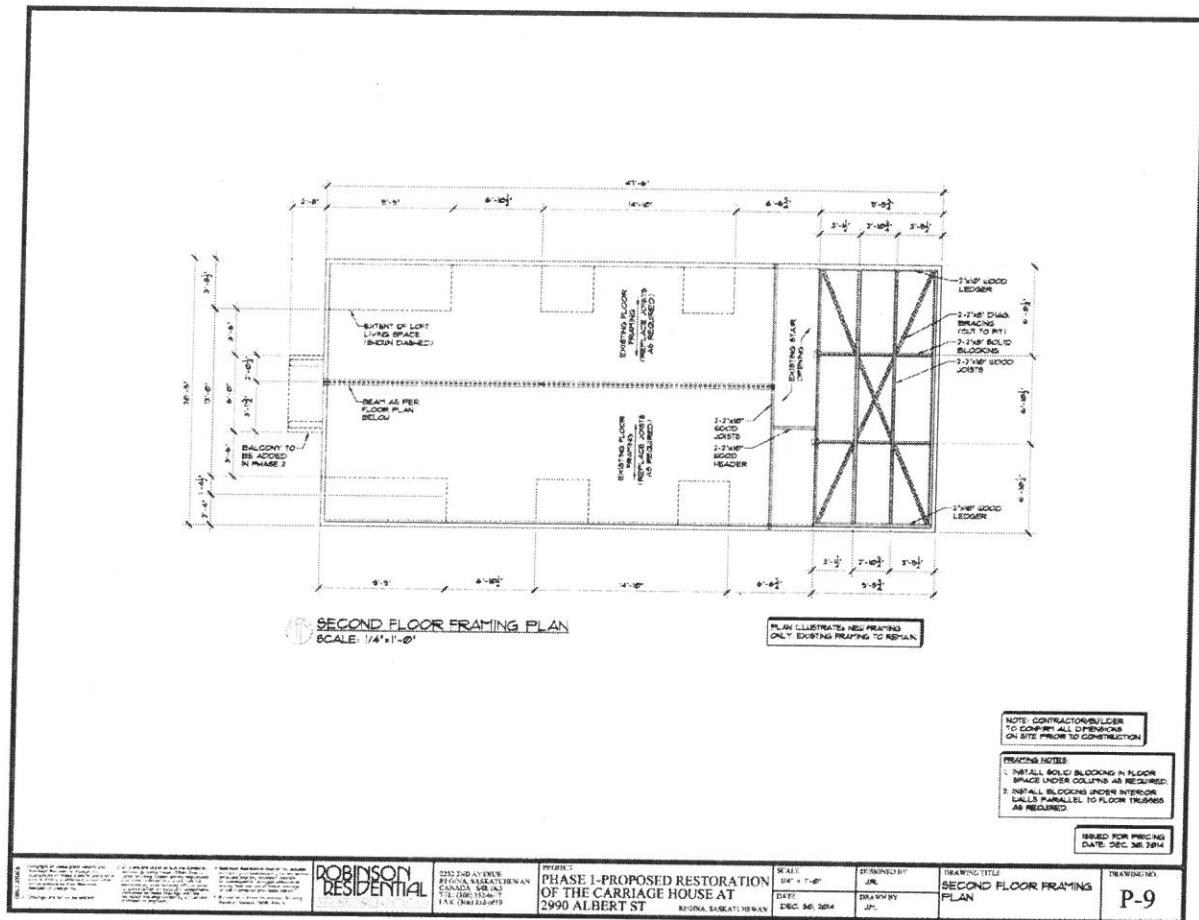


Figure 35. Second floor framing plan of the carriage house after the proposed rehabilitation.

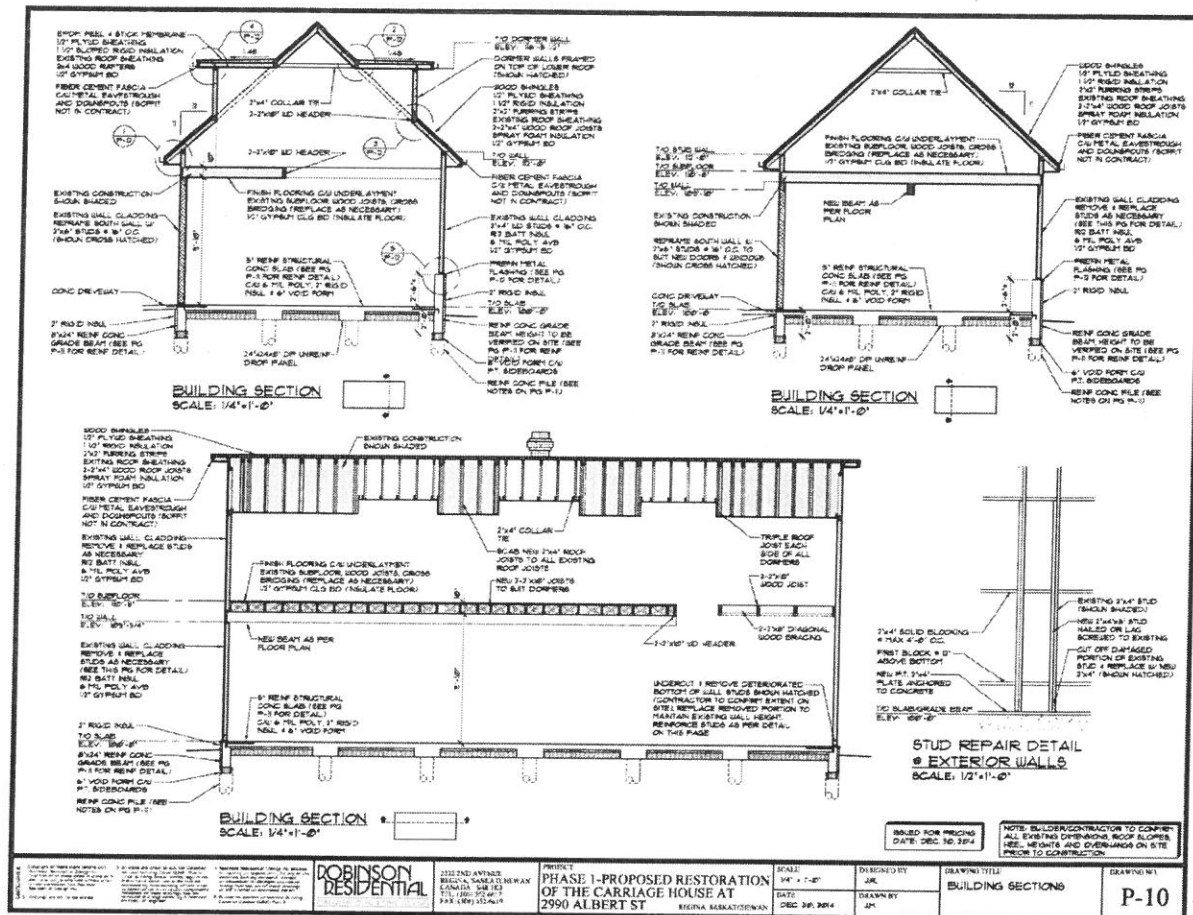


Figure 36. Cross-sectional views of the carriage house after the proposed rehabilitation.

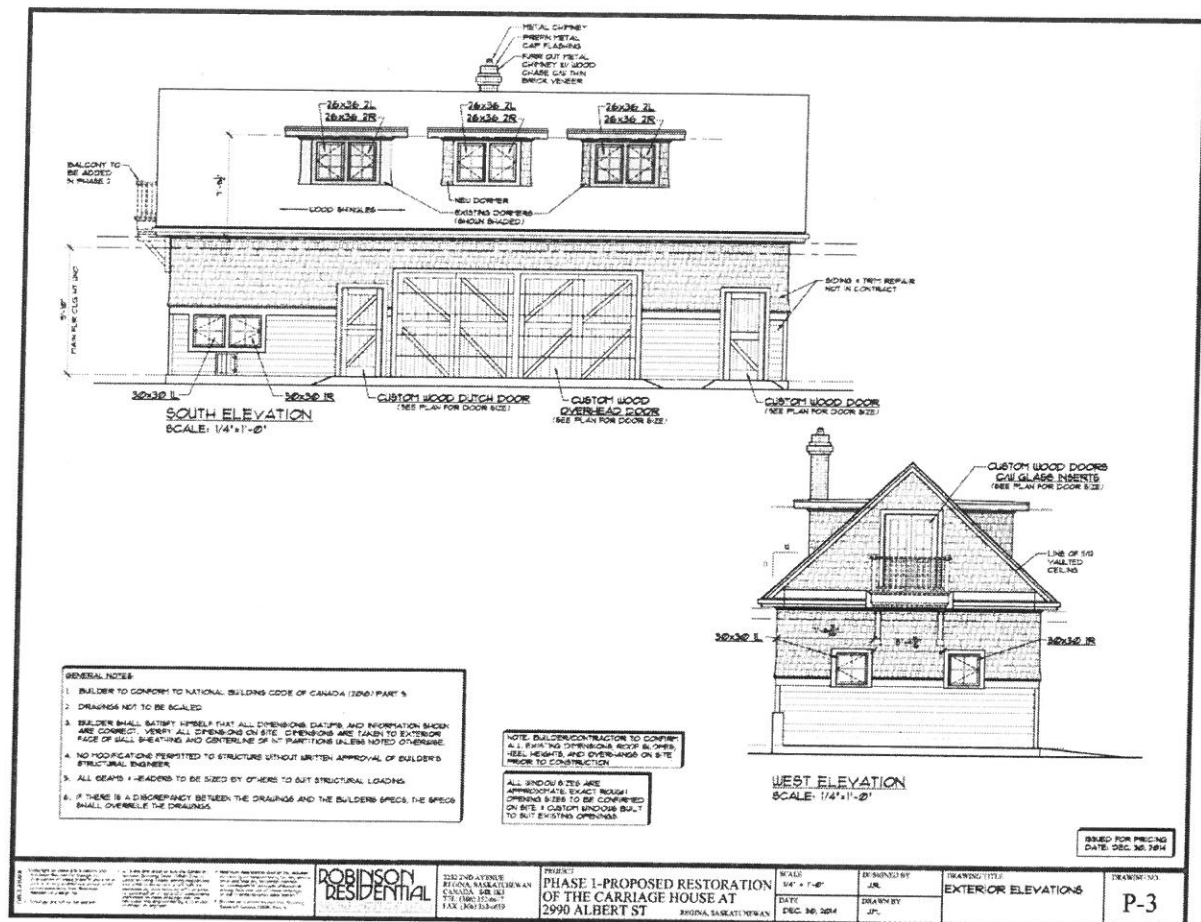


Figure 37. The south and west elevations of the carriage house after the proposed rehabilitation.

b. Goals of Project Changes

Overall goal: To preserve the Carriage House for future generations by limiting deterioration, repairing or replacing damaged parts and increase utility of use by rehabilitation of spaces.

Specific goals:

- Move building away from north property line to prevent further rot of building due to organic material piled against it on the adjacent property
- Repair foundation to prevent further deterioration of the building
- Restore the exterior of the building to its original details (color, shingle patterns etc).
- Connect the building to applicable utilities (electrical, water, sewer and gas) to allow a rehabilitated use of the interior.
- Secure the building with energy efficient windows and doors, while maintaining the original design.
- Rehabilitate the spaces for greater utility use in the future

c. Needs of existing and future users

- Heated vehicle storage (2 cars)
- Use for personal spaces to be determined in the future

d. Performance and integrity of structure considerations

The building currently is not structurally sound due to shifting of the building on the foundation. The south side of the building has failed and significant slumping is evident. A new foundation and repairs to the load bearing walls on the south side are required. The building will need to be shored up to withstand being elevated and moved 1.5 M south and 3.5 m east and set on a new foundation. A structural engineer has advised about the potential of need for further structural support of the second floor in the center of the building (carriage storage area) (Appendix C). There are no known structural issues with the second floor. The building will be brought up to current standards in regard to building envelope and insulation.

e. Health and safety considerations

There are no apparent health and safety issues to deal with in this rehabilitation. An additional set of stairs will be installed in the west end of the building. These stairs will be code compliant. All fire separations will be upgraded to code (walls, floors, roofs and closures).

f. Security considerations

There are no security issues in this rehabilitation.

g. Accessibility considerations

There are no accessibility issues in this rehabilitation.

h. Sustainability considerations

The building envelope and insulation will be brought up to current standards to allow more efficiency heating and cooling with less energy usage. In terms of social sustainability, the Hill Residence is a part of the Regina Heritage Walking Tours. The Carriage House will continue to be a key destination contributing to the cultural Fabric of Regina.

i. Zoning considerations

The ultimate use of the human inhabitable space has not been determined. There should be no issues with City of Regina zoning regulations for the rehabilitation described in this report.

5. Undertaking the Project Work

a. Proposed Timeline

Rehabilitation Package 1: March /April 2015

Rehabilitation Package 2: May / September 2015

Rehabilitation Package 3: July / December 2015

b. Desired Skills / experiences of consultants and contractors

All designers, structural engineers, and subtrades must have experience in their own discipline in general, but also experience in working with heritage properties. A working knowledge of, and a respect for the general standards for preservation, rehabilitation and restoration are required.

c. Hiring Process for Consultants and Contractors

All designers, structural engineers and subtrades individuals associated with this rehabilitation will be interviewed prior to a contract being awarded. Evidence of experience with restoration projects will be determined through an interview and resume. References for work done on past rehabilitation / restoration projects will be checked for quality of workmanship.

September 1, 2015

To: Members,
Finance and Administration Committee

Re: Regina Thunder Football Club Agreement for Sale

**RECOMMENDATION OF THE EXECUTIVE COMMITTEE
- AUGUST 12, 2015**

1. That the Regina Thunder Football Club purchase the Clubhouse on a revised payment schedule with a five-year tax exemption and a requirement to pay for field rental.
2. That the 2015 payment to be received from Regina Thunder Football Club Inc. is applied against the outstanding loan balance.
3. That the Chief Operating Officer or his designate be authorized to resolve the final terms and conditions of an agreement as outlined in this report.
4. That the City Solicitor be instructed to :
 - a. Prepare a sales agreement on the terms as negotiated by the Chief Operating Officer and as outlined in this report and prepare the required loan bylaw to authorize this sale; and
 - b. Bring forward the necessary five year tax exemption agreement and bylaw to provide for the property tax exemption.
5. That the City Clerk be authorized to execute the Agreement after review by the City Solicitor.
6. That this report be forwarded to the September 28, 2015 meeting of City Council for approval.

EXECUTIVE COMMITTEE – AUGUST 12, 2015

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

Mayor Michael Fougere, Councillor Wade Murray (Chairperson), Councillors: Bryon Burnett, John Findura, Jerry Flegel, Shawn Fraser, Bob Hawkins, Terry Hincks, Mike O'Donnell 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 August 12, 2015, considered the following report from the Administration:

RECOMMENDATION

1. That the Regina Thunder Football Club purchase the Clubhouse on a revised payment schedule with a five-year tax exemption and a requirement to pay for field rental.
2. That the 2015 payment to be received from Regina Thunder Football Club Inc. is applied against the outstanding loan balance.

3. That the Chief Operating Officer or his designate be authorized to resolve the final terms and conditions of an agreement as outlined in this report.
4. That the City Solicitor be instructed to :
 - a. Prepare a sales agreement on the terms as negotiated by the Chief Operating Officer and as outlined in this report and prepare the required loan bylaw to authorize this sale; and
 - b. Bring forward the necessary five year tax exemption agreement and bylaw to provide for the property tax exemption.
 - i.
5. That the City Clerk be authorized to execute the Agreement after review by the City Solicitor.
6. That this report be forwarded to the Finance and Administration Committee on September 1, 2015 and City Council on September 28, 2015 for approval.

CONCLUSION

In 2005, Council approved the sale of a clubhouse and a storage building located at Mount Pleasant Sports Park (the “Clubhouse”) to the Regina Thunder Football Club Inc. (the “Club”). The City of Regina (City) and the Club entered into an agreement for sale whereby the Club was to pay for the building in installments to the City ending in December 31, 2012 (the “Agreement”). The Club is in default of the payment terms of the Agreement. The Community Services Department has met with the Club to discuss: (a) the terms upon which the Club may be able to complete the purchase of the Clubhouse and (b) the terms of the operating relationship between the City and the Club. The recommendations resulting from these discussions strike a balance between the interests of the community by ensuring that the outstanding purchase price is collected, and the interests of the Club by ensuring that the Club’s financial viability has been taken into consideration.

BACKGROUND

At their meeting of February 22, 2005, City Council approved report CR05-23 approving the sale of a clubhouse and a storage building located at Mount Pleasant Sports Park to the Club for the sum of \$130,000 plus GST. The Clubhouse building was to be sold to the Club but the lands were retained by the City. The payment terms were: (a) \$10,000 deposit to be paid upon execution of sale documents and (b) \$15,000 plus applicable interest (Bank of Canada Prime Rate plus 1.5 per cent per annum) to be paid on December 31st each year until fully paid, commencing on December 31, 2005. The final payment was to be made on December 31, 2012. As of the date of this report, there is an outstanding balance of \$76,349.81 including accrued interest to date, with regard to the Club’s purchase of the Clubhouse.

Other terms approved at the time included a five-year property tax exemption and that the City would not charge the Club rent for the use of land that the clubhouse and storage building occupy. These terms are similar to those made with other organizations that have clubhouse/storage facilities on City property that do not generate revenue. In instances where the facility can be used to generate revenue for the organization, taxes are generally collected.

The purpose of this report is to consider the options for collecting the outstanding balance of the sale agreement, and the payment of fees for the use of the adjoining practice field.

DISCUSSION

In 1966 the Regina Rams Football Club (Rams) constructed a clubhouse and related facilities at Mount Pleasant Sports Park, and underwent a major expansion in 1988. The clubhouse covers approximately 5,000 square feet and includes a dressing room, equipment room, weight room, training room, showers, sauna, and various meeting rooms. The adjoining practice field, known as Scotty Livingstone Field, is illuminated by halogen lamps located on surrounding light standards. The lighting infrastructure was owned by the Rams as was a separate double garage-type structure used for storage at the north end of the field.

Due to the move to the University of Regina campus, the Rams no longer had use for the above buildings and improvements. At their meeting of November 22, 2004, City Council approved Report CR04-19. This report recommended the purchase of these assets. With the move of the Rams to university football, the Club became the only junior football team in Regina and play a unique role in providing young men with the opportunity to continue playing and Regina citizens the opportunity to experience a high level competitive sport. The tradition and success of the organization resulted in the team hosting and winning the 2013 Canadian Junior Football Championship.

The Club had also made use of Scotty Livingstone Field and expressed an interest in purchasing the former Rams clubhouse and storage building from the City. An agreement for sale of the two buildings to the Club executed on April 1, 2005. Ownership of the lighting infrastructure around the adjoining practice field remained with the City.

The agreement for sale of the buildings to the Club stipulated \$130,000 plus GST to be paid in instalments of \$10,000 upon execution of the Agreement and \$15,000 per year commencing in 2005 and ending in 2012. In addition, the Club would not be required to pay property taxes associated with the building for a period of five years, or field rental fees for the use adjoining practice field.

From 2005 to present, the Club's finances were such that it was not able to make all of its annual payments. Consequently, \$76,349.51 of the sale price remains outstanding. The following four options have been developed in an attempt to ensure that this amount is collected from the Club.

In its discussion with the Club and its assessment of the Club's financial health, the Administration has learned that \$12,000 is the highest annual payment that the Club can currently bear without making significant changes that would negatively impact the quality of the Club's program. Consequently, all four options have been developed with this maximum amount in mind. In addition, the Club has indicated that for 2015, it has the ability to make a payment of \$7,500 to the City.

Option 1 (Recommended Option)

The Club purchases the Clubhouse on a revised payment schedule, with a five-year tax exemption and the Club is required to pay for field rental.

Under this option, collection of rental fees for the Club's use of the practice field is the first priority. Any balance remaining from the \$12,000 annual payment is applied to the outstanding balance under the Agreement. In 2005 an exception was made giving the Club access to the practice field free of charge. This exception is not in keeping with the City's current practice and should not be continued. Under this option, it would take 17 years for the club to pay the City for the purchase of the clubhouse and storage facility. A five-year property tax exemption is required in order to remain within the \$12,000 annual payment.

This is the recommended option. The Administration believes that it is necessary to prioritize the collection of field rental fees as this is the City's current practice and has been a term included in other facility partnerships that have been put in place in recent years. Ensuring that the purchase price for the Clubhouse of \$77,207.23 is collected is also important, as it maximizes the protection of the public's interest. The Club will continue to pay interest at 4.25 per cent compounded annually on any outstanding balance. The finance and sale of a building on City lands is a historical decision that would not be repeated under the City's current practices. Consequently recovering the outstanding balance of the purchase price takes second priority under this option.

Option 2

The Club purchases the Clubhouse on a revised payment schedule, a five-year tax exemption and the Club is exempted from payment for field rental.

This option makes the collection of the outstanding purchase price the first priority. Under this option it would take eight years for the Club to pay off the balance owing of \$77,207.23. The Club will continue to pay interest at 4.25 per cent compounded annually on any outstanding balance. In order to ensure the affordability of this option, access to the practice field would be provided free of charge and a continuation of the current property tax exemption is required. This option is not recommended as waiving of rental fees as it is not consistent with current practice.

Option 3

The outstanding loan balance is forgiven by City Council, ownership of the Clubhouse is transferred to the Club, and the Club pays the field rental fees and at least the library and school portions of the property tax levy.

While this is the lowest cost option for the Club, at least a partial property tax exemption is required to keep the Club's annual payment under \$12,000. Under this option, 60 per cent of the \$130,000 sale price will remain uncollected. This option is not recommended as it benefits the Club at the expense of the public interest as opposed to attempting to balance the public's interest with the Club's interest.

Option 4

Ownership of the Clubhouse reverts to the City and the Club becomes a tenant of these facilities.

Under this scenario no property tax exemption is required as the City, not the Club, is the owner of the Clubhouse. If the City owns and operates the Clubhouse, it would be the intent of the City to recover the direct utility and maintenance costs from the Club. Given the Club's current maximum affordable annual payment of \$12,000, after the club pays its field rental fees it would have approximately \$6,100 leftover to pay for building operating costs. In 2005's report CR05-23 it was estimated that the cost to the City to operate these buildings was between \$41,000 and

\$56,000 per year. Even in the unlikely event that the cost to operate these buildings fell by 50 per cent over the intervening ten years, this option would still not be affordable for the Club. Given the location of the facility within Mount Pleasant Sports Park, the building has little commercial value. Potential parties that may be interested in buying or operating the building are limited to non-profit sport groups that would have financial limitations similar to the Club. This option is not recommended as it has the potential to create the greatest financial burden for the City and by extension its municipal taxpayers. The Club is able to take advantage of corporate sponsorships, donations, and a volunteer network. Consequently, the Club, despite its cash limitations, is able to operate and maintain the buildings at a lower cost than the City could achieve.

**Annual Payment to be Received
From Regina Thunder Football Club Inc.
For the years 2016 to 2020**

	Option 1	Option 2	Option 3	Option 4
Field Rental ¹	\$5,900	-	\$5,900	\$5,900
Loan Repayment ²	\$6,100	\$12,000	n/a	n/a
Property Tax ^{4,5}	-	-	\$4,467	n/a
Operating Costs ³	n/a	n/a	n/a	\$51,000
Total to be recovered from the Club	\$12,000	\$12,000	\$10,367	\$56,900
Amount Club is able to pay	\$12,000	\$12,000	\$12,000	\$12,000
Surplus (Deficit)	\$0	\$0	\$1,633	(\$44,900)

¹Based on 5 practices per week, for 14 weeks, at 2.5 hours per practice

²Annual payments at Dec 31, Interest at 4.25 per cent. Interest Compounded Annually

³Building Operating and Maintenance costs \$41,000 plus Field Maintenance costs of \$10,000

⁴A Property Tax exemption has been granted to the Club since 2005. The 2015 exemption was approved per Council Decision CR15-40

⁵Total Estimated 2015 Property tax is \$10,253

In addition to the specific application of the annual payment received from the Club as outlined in the options above, the operating relationship between the City of Regina and the Club will be clearly defined to dictate each party's responsibilities regarding scheduling, maintenance and use of the practice field and operation and maintenance of the lighting structure. The agreement will also require the Club to provide its annual financial statements to the City so that the administration can monitor the situation and ensure the protection of the public's interest.

RECOMMENDATION IMPLICATIONS

Financial Implications

The Administration's recommended option will result in the City receiving a payment of \$7,500 in 2015 which will be applied to the loan outstanding. In addition, the City will receive \$12,000 per annum for the years 2016 through 2019. This amount will be applied to field rental fees first. The remaining amount will be applied against the loan outstanding. Under these terms it is estimated that the loan will be repaid, in full, in seventeen years.

Given the Club's current maximum affordable annual payment of \$12,000, a continuation of the current property tax exemption will be required over the life of the five-year operating agreement recommended by this report. The estimated breakdown of 2015 levies is:

Library	\$ 584.03
Municipal	\$ 5,786.53
School – Public	\$ 2,717.74
School – Separate	<u>\$ 1,164.74</u>
Total	<u>\$10,253.04</u>

While this recommendation aligns with the current practice of charging all user groups the applicable field rental, it still results in the Club enjoying a substantial subsidy in the form of \$4,100 per annum of unrecovered field maintenance costs and \$10,253 per annum in property tax exemptions. In addition, there is a carrying cost implicit in the City financing the Club's purchase of the subject assets.

Environmental Implications

None with respect to this report.

Policy and/or Strategic Implications

The recommendations in this report realign decisions of prior years with current practice, while balancing the City's fiduciary responsibility with the viability of the Club and its program.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Public Notice as required by section 101(f) and 101(2) of *The Cities Act* will be provided when this report goes forward to Finance & Administration Committee.

DELEGATED AUTHORITY

The disposition of this report requires City Council approval.

Respectfully submitted,

EXECUTIVE COMMITTEE



Jim Nicol, Secretary

September 1, 2015

To: Members,
Finance & Administration Committee

Re: Mosaic Stadium Lease and Licence Agreement

RECOMMENDATION

1. That the City Manager or his designate be authorized to approve the City entering into a Lease and Licence Agreement with the Saskatchewan Roughrider Football Club Inc. (Roughriders) as outlined in this report;
2. That, upon approval by the City Manager or his designate, the City Clerk be authorized to execute the Agreement in a form satisfactory to the City Solicitor;
3. That this report be forwarded to the September 28, 2015 meeting of City Council for approval.

CONCLUSION

The current lease agreement between the City of Regina (City) and Roughriders covering a five year period expired January 31, 2015. Administration has developed, in consultation with the Roughriders, the basis for a new three-year lease agreement.

The Roughriders have continued to operate under the terms of the previous lease with the consent of Administration while the new lease was being negotiated and have agreed in principle to the terms and conditions of the new three year lease agreement

This new lease agreement will serve as the Roughriders termination agreement for the use of Mosaic Stadium at Taylor Field as the football club will begin its 2017 Canadian Football League (CFL) season at the new Mosaic Stadium located at Evraz Place.

BACKGROUND

The City is the owner of the property and facilities, including the municipally owned athletic stadium which is publicly known as Taylor Field or, as it relates to the stadium itself, as Mosaic Stadium at Taylor Field. The Roughriders have continuously occupied and used Mosaic Stadium at Taylor Field for the purposes of its football operations for many years.

In 2010, the City Manager approved the renewal of the 2005 Lease and License Agreement, which expired on January 31, 2015. The 2010 Lease specifically required the approval of City Council for any subsequent renewal of the agreement.

The City is constructing a new stadium and related facilities and amenities projected to be available for occupancy in 2017 and the Roughriders will be a primary tenant of the new Mosaic Stadium. Subject to City Council approval, the City and the Roughriders have agreed to renew the lease for an additional term of three years and provide for the transition out of Mosaic Stadium at Taylor Field.

DISCUSSION

The current Lease and Licensee Agreement between the City and the Roughriders expired on January 31, 2015. The agreement is essentially a lease and license permitting the Roughriders to use the Facility, including designated areas in and around the Stadium.

Since expiry of the agreement, the Roughriders have been in a “Holding Over” situation as outlined in the agreement which states that “If at the expiration of the term or any renewal the Roughriders holds over, the tenancy and license(s) to occupy shall be monthly tenancies and licences only and shall be subject to all terms and conditions of this agreement except as to duration”.

Administration has undertaken negotiations with the Roughriders for a new lease agreement and have successfully concluded the basis for a new and final agreement for Mosaic Stadium. The new lease is, in most respects, consistent with the previous agreement between the parties. The previous terms and conditions will continue with only the following revisions:

- The term of this agreement is three years, commencing February 1, 2015 and expiring on January 31, 2018. The new stadium is expected to be fully operational in early 2017, however, the lease allows adequate time for the Roughriders to remove or dispose of their property. The lease may be shortened or extended on terms and conditions mutually agreeable to the Parties. This agreement shall be considered a termination agreement and will have no obligations with future agreements;
- The rental rate has changed from the previous “the lesser of 25% of Annual Net Profits of the Roughriders; or \$200,000 per annum”, to a proposed fixed rental rate of \$230,000 per annum. All references to revenue have been removed and the Roughriders will pay the fixed rent each year, irrespective of revenue or profit. This eliminates any need for the City to review or take interest in their financial statements. The increase of \$30,000 was required to recover additional electrical utility costs the City will incur in 2015/2016 due to the increase in electrical consumption resulting from the 2012 Grey Cup Legacy Project;
- The previous agreement permitted the Roughriders to impose a surcharge on game admission tickets which revenue was to be used exclusively for capital improvements at the Premises (Roughriders occupied spaces), the Stadium (Mosaic Stadium, previously referred to in the agreement as the Entertainment Centre) or the new Stadium. Since neither party is anticipating significant improvements to the Premises or the existing Stadium unless safety related issues arise, the Roughriders will continue to collect the ticket surcharge and the revenue shall now be used exclusively to pay for one or more of any improvements at the Stadium and the Premises required during the Term, decommissioning of the existing Stadium and Premises or capital contributions to the City for the New Stadium;
- The Roughriders Sponsorship Agreement with Mosaic Canada ULC for the stadium naming rights previously provided for the Roughriders to use one half of the revenues it receives from that agreement to assist in improvements at the Stadium and Premises. These revenues will now be used for one or more of any improvements at the Stadium and the Premises required during the Term, decommissioning of the Stadium and Premises or capital contributions to the City for the New Stadium;
- Additional decommissioning obligations have been included. Specific items have been identified that outline what the Roughriders are responsible for paying the costs of:
 - removal of Schedule F fixtures and improvements (attached);
 - removal and decommissioning of Club Seating and Grey Cup Legacy Project; and
 - any other costs related to decommissioning.

- “Legacy Grandstands” and “Legacy Suites” definitions have been included in the new agreement to identify the recent improvements to the stadium and the Roughrider’s sole responsibility for all costs associated with operating, maintaining and removing or disposing of such upon termination of agreement. A definition of “New Stadium” has also been added to identify the new stadium that will replace Mosaic Stadium at Taylor Field and will be located at the property known as Evraz Place.

RECOMMENDATION IMPLICATIONS

Financial Implications

The City will receive a fixed annual rental rate of \$230,000/year. This amount is \$30,000/year more than the City has received in the past number of years. The Roughriders will continue to pay pro-rata utility charges equivalent to 73% of all power, natural gas, and water and sewer utilities at Mosaic Stadium as well as annual property taxes. In 2014, the total amount owed to the City from the existing agreement for use of Mosaic Stadium was \$200,000 in annual rent and \$402,374.57 in pro-rata utility charges. Including the 2014 property taxes, the amount totals \$659,335.03.

All invoices under the expired agreement have been paid and the Roughriders are current in all respects.

Environmental Implications

None with respect to this report

Policy and/or Strategic Implications

The 2016 CFL season has been marked as the final year that the Roughriders will be playing football on Taylor Field at Mosaic Stadium. In 2017, an exit strategy will be executed leading the way to the demolition of the existing Stadium and making way for the new neighbourhood development as part of the overall Regina Revitalization Initiative project.

Other Implications

None with respect to this report

Accessibility Implications

None with respect to this report

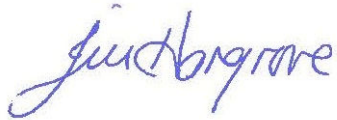
COMMUNICATIONS

A copy of this report has been provided to the Roughriders. The Roughriders have reviewed the draft lease and are in agreement with the terms and conditions.

DELEGATED AUTHORITY

The recommendations contained in this report requires City Council approval.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Jill Hargrove".

Jill Hargrove, Director
Facilities Management Services

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Ed Archer".

Ed Archer, CFO
Corporate Services

Report prepared by:
Scott Cameron, Manager, Facilities Operations