



DE16-23

Regina City Council Delegation – Tuesday, March 29, 2016

RE: Regina Property Tax Exemption Review

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 Property Tax Exemption Review.

Once again, I am working hard to ensure our City provides fair and equitable treatment of all taxpayers in Regina. To that extent, I must say that I am very pleased to see this report not only being initiated by City Council, but also being reviewed in detail by your Administration and brought back for a full public review. With that said, I think **we need to take it to the next step and develop a consistent policy to ensure that there are minimal questions and confusion** behind what groups can qualify and how they can become aware of their ability to apply.

If I am reading this correctly, according to this report, there are a **total of approximately \$6.5 Million in property tax exemptions from 2015**, with \$3.7M of that being the City's share. Is this accurate? The question that taxpayers want answered is, *is this a reasonable amount?* To answer that, there are many variables that would need to be looked at, but to me, the more important question to ask is, **how much of this is truly necessary, as every dollar that we exempt, we must make up elsewhere, which is often in the form of additional property taxes to residents** who are already taxed to death.

When I look at this report, the one item that really jumps out at me is the \$2.8M for the **Housing Incentive Policy** in 2015, spread across 569 accounts. While I applaud you for taking steps to encourage rental housing development, this number is just outrageous and unfortunately, many of these properties are not tied to truly "affordable" housing. I know it is your *hope* that increasing the supply will cause the market to adjust accordingly, but **handing out millions of dollars in tax incentives to an industry that is hardly "just scraping by", to me is just a slap in the face to the individual property owners in our great City that desperately need truly affordable housing in our community**. There are so many people that can barely scrape enough together to put food on their table, let alone pay their property taxes or rents. I'm sure the residents of Regina would love to have that \$2.8M put towards even a fraction of their annual property taxes being exempted, which to me would have a far more reaching impact on our cost of living and housing supply than anything.

It is also very important to note that the original intent of the **Housing Incentive Policy** (See Appendix A) is very commendable, which talks about encouraging development within existing communities. What it appears has happened, though, by the reviewing the list of affected properties, is that **this is now**

expanded to *any development anywhere in the City* (See Appendix B). This goes against the original intent of the policy altogether, as it doesn't do anything to encourage infill development or reduce urban sprawl.

Further into this report, there is a specific property tax exemption that Economic Development Regina is now apparently in charge of, and that's for **Economic Development Incentives**. I understand that the authority for this tax exemption has been delegated, but do you have a current copy of the criteria required to be met, to get this exemption? The reason I ask is that it seems rather subjective, and given *there is only one account taking advantage of this incentive*, I have to wonder why more aren't being granted and what justifications are being used. I recall there being some sort of complex matrix the last time I reviewed this issue, but I'm wondering if that's still being used.

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

Appendix A

Housing Incentive Policy (HIP):

The HIP supports objectives and policies established by City Council through *Design Regina: The Official Community Plan Bylaw 2013-48* including inner-city revitalization, growth management and economic development, below market and special needs housing, compatible infill and cost effective, sustainable development.

The current policy was approved by City Council, effective as of January 1, 2016. The previous policy was effective from November 1, 2014 to December 31, 2015. Applications are received each year and the program allows for tax exemptions for a term of up to five years.

Originally, the HIP was approved by City Council on August 17, 2009 and supported objectives and policies established by Council through the *Regina Development Plan Bylaw No. 7877* (Official Community Plan). The plan included inner-city revitalization, growth management and economic development, affordable and special needs housing, compatible infill and cost effective sustainable development.

In 2015, a total of 569 accounts received City Council approved HIP exemptions. The total exempt assessment has increased to 192,426,660 for total exemption levies of \$2,696,621, of which the total exempt municipal portion is \$1,570,234.

Appendix B

10170859	PROPERTY DEVELOPMENTS LTD.	111 N ROSE STREET	HIP	4,349,700	\$35,494.35	\$60,955.79
10173444	101212220 SASKATCHEWAN LTD.	5929 ROCHDALE BOULEVARD	HIP	5,208,400	\$42,501.50	\$72,989.42
10210577	SKY HARBOUR DEVELOPMENTS GP INC.	4621 TUTOR COURT	HIP	11,997,300	\$97,900.19	\$168,127.71
10210578	SKY HARBOUR DEVELOPMENTS GP INC.	4015 HARBOUR LANDING DRIVE	HIP	9,375,300	\$76,504.19	\$131,383.54
10239754	SKY POINTE DEVELOPMENTS GP INC.	5960 LITTLE PINE LOOP	HIP	5,208,400	\$42,501.50	\$72,989.42
10246833	NPR GP INC.	5920 LITTLE PINE LOOP	HIP	11,819,000	\$96,445.22	\$165,629.04
10252236	101162901 SASKATCHEWAN LTD.	3200 ROCHDALE BOULEVARD	HIP	6,585,400	\$53,738.08	\$92,286.45
10252237	101162901 SASKATCHEWAN LTD.	3300 ROCHDALE BOULEVARD	HIP	7,182,700	\$58,612.16	\$100,656.89
10264457	DEVERAUX HEIGHTS DEVELOPMENTS LTD.	5601 GORDON ROAD	HIP	11,315,900	\$92,339.84	\$158,578.71
10266266	101172832 SASKATCHEWAN LTD.	1251 N GALLOWAY STREET	HIP	5,802,900	\$47,352.73	\$81,320.63
10266267	101172832 SASKATCHEWAN LTD.	1252 N GALLOWAY STREET	HIP	6,954,200	\$56,747.56	\$97,454.73
10272934	YQR VENTURES INC.	102 3351 E EASTGATE BAY	HIP	1,176,700	\$9,602.08	\$16,490.01
10272935	YQR VENTURES INC.	202 3351 E EASTGATE BAY	HIP	1,176,700	\$9,602.08	\$16,490.01
10272936	YQR VENTURES INC.	313 3351 E EASTGATE BAY	HIP	294,100	\$2,399.90	\$4,121.43
10272937	YQR VENTURES INC.	312 3351 E EASTGATE BAY	HIP	294,100	\$2,399.90	\$4,121.43
10272938	YQR VENTURES INC.	302 3351 E EASTGATE BAY	HIP	441,200	\$3,600.27	\$6,182.86
10272939	YQR VENTURES INC.	303 3351 E EASTGATE BAY	HIP	294,100	\$2,399.90	\$4,121.43
10273958	MADISON RIDGE APARTMENTS GP INC.	1251 N MCEACHERN DRIVE	HIP	3,784,600	\$30,883.03	\$53,036.57

See the following samples of current rental rates for the above properties:



Northfair Manor
 111 Rose St. N.
 Regina, Saskatchewan

NEW 70 Suite Rental Apartment Complex for Seniors (age 55 and up)

MAIN FLOOR Rates

Suite #	Rental Rate	Sq. Ft.	Suite Layout	Suite Orientation
101	\$1,200.00	861	C	S.W. Corner

2nd, 3rd, & 4th FLOOR Rates

Suite #'s	Rental Rate	Sq. Ft.	Suite Layout	Suite Orientation
201 / 301 / 401	\$1,225.00	861	C	S.W. Corner

***\$300.00 Non-Refundable Rental Deposit** - required to place a hold on a suite until possession date (rental deposits deducted from 1st months rental payment).

****Security/Damage Deposit** - Equal to one (1) months rent. Half (1/2) payable on possession date of suite, remaining half (1/2) due within sixty (60) days of possession date of suite.



ADAM NIESNER REALTY (1991) LTD.

or call (306) 569-1424

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ROCHDALE CROSSING

Rochdale Crossing
 5929 Rochdale Boulevard
 Northwest Regina

Altern Properties (Main Office)
 4013 Harbour Landing Drive
 Harbour Landing, Southwest Regina
 306-781-RENT (7368)
 info@altern.ca



Pricing Overview

Suite Type	Rent Starts At
1 Bedroom	\$1000
1 Bedroom with Den	\$1160
2 Bedroom	\$1190

- * In suite laundry available at \$50/month
- * Rent includes one electrified parking stall
- * Extra parking available at \$40/month

5920 Little Pine Loop

Property Description

Located in North West Regina at the very edge of the city. Across the street from a children's park complete with play apparatus and bordered on the north face by wheat fields, open sky, and stars in the evening. This tranquil location gives you the feeling of country living, yet the convenience of easy access to stores and the rest of the city.

These brand new buildings feature two bedroom layouts that include two full bathrooms! Perfect for sharers

There are also a selection of 2 bedroom with 1 bath being offered.

Your two bedroom suite in this well planned building features: modern kitchen designs, "Energy Star" Stainless Steel appliances, double sinks, ample cupboard space, walk in and walk through closets plus either a balcony or patio for extended living space. Each bedroom and bathroom is separated by your living room and kitchen area to allow for increased privacy - no listening to your neighbours TV!

Your new apartment home also has the luxury of its own laundry room with full size, front loading Energy Star washer and dryer and your own Air Conditioning system included.

All privacy blinds included.

Surface parking is provided, and equipped with electric plugs for winter use. This apartment community is equipped with elevators so that you are not restricted in your choice of floors.

Contact us now to realise your dream of luxury apartment living!

Suite Types & Rates

Suite Type Bath Rent From Sq. Ft.

2 Bedrooms 2 \$1250 N/A

*Information, suite availability and rental rates presented are subject to change. Rental rates listed are net and include current incentives when applicable. Suites and floor plans may not be as shown.