



MAYOR'S HOUSING COMMISSION

**Thursday, September 1, 2016
4:00 PM**

Henry Baker Hall, Main Floor, City Hall



Office of the City Clerk

**Public Agenda
Mayor's Housing Commission
Thursday, September 1, 2016**

Approval of Public Agenda

Minutes of the meeting held on July 7, 2016

Communications Reports

MHC16-3 Infill Servicing Agreement Fees and Development Levies
Implementation Schedule

Recommendation

That this communication be received and filed.

Adjournment

AT REGINA, SASKATCHEWAN, THURSDAY, JULY 7, 2016

AT A MEETING OF THE MAYOR'S HOUSING COMMISSION
HELD IN PUBLIC SESSION

AT 1:30 PM

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

Present: Malcolm Neill, in the Chair
Councillor Bryon Burnett
Councillor Bob Hawkins
Councillor Barbara Young
Blair Forster

Regrets: Mayor Michael Fougere
Robert Byers
Patrick Cooper

Also in Attendance: Deputy City Clerk, Erna Hall
Director Planning, Shauna Bzdel
Solicitor, Cheryl Willoughby
Senior City Planner, Jennifer Barrett
Senior Engineer, Scott Thomas
Manager Infrastructure Planning, Geoff Brown

APPROVAL OF PUBLIC AGENDA

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

APPROVAL OF MINUTES

Councillor Bryon Burnett moved, AND IT WAS RESOLVED, that the minutes for the meeting held on December 9, 2015 be adopted, as circulated.

TABLED REPORT

MHC16-1 Improved Coordination of Planning and Notification of Residents in New Subdivisions

Recommendation

That this report be received and filed.

Stu Neibergall, representing Regina & Region Home Builders' Association (RRHBA) addressed the Committee.

Councillor Bob Hawkins moved, AND IT WAS RESOLVED, that the Administration arrange consultation with the public, industry and other interested parties on the issue of parking including street parking, taking into account relevant objectives in the Official Community Plan, and that a report be provided to the Commission in Q4 of 2017.

COMMUNICATIONS

MHC16-2 Comprehensive Housing Strategy - 2015 Annual Update

Recommendation

That this report be forwarded to the July 25, 2016 City Council meeting for information.

Stu Neibergall, representing Regina & Region Home Builders' Association (RRHBA) addressed the Committee.

Jennifer Barrett, Coordinator, Senior City Planner, made a PowerPoint presentation, a copy of which is on file in the Office of the City Clerk.

Councillor Barbara Young moved, AND IT WAS RESOLVED, that the recommendations in the report be concurred in.

ADJOURNMENT

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

The meeting adjourned at 2:40 p.m.

Chairperson

Secretary

September 1, 2016

To: Members,
Mayor's Housing Commission

Re: Infill Servicing Agreement Fees and Development Levies Implementation Schedule

RECOMMENDATION

That this communication be received and filed.

BACKGROUND

Mayor Fougere has asked that the Mayor's Housing Commission be provided with the attached report which was considered at the July 25, 2016 meeting of City Council.

DELEGATED AUTHORITY

Mayor's Housing Commission has delegated authority to receive this report for informational purposes.

Respectfully submitted,



Erna Hall,
Deputy City Clerk

Attachment

APPENDIX A

CR16-94

July 25, 2016

To: His Worship the Mayor
and Members of City Council

Re: Infill Servicing Agreement Fees and Development Levies Implementation Schedule

RECOMMENDATION OF THE EXECUTIVE COMMITTEE - JULY 6, 2016

1. That City Council direct the Administration to consult with stakeholders and develop a proposed approach to charge Servicing Agreement Fees and Development Levies for infill development.
2. That the Administration present the proposed approach to City Council to allow for implementation of Infill Servicing Agreement Fee and Development Levy charges beginning in 2018.

EXECUTIVE COMMITTEE – JULY 6, 2016

Stephen Onda, representing Sundog Development Ltd., addressed the Committee.

The Committee adopted a resolution to concur in the recommendation contained in the report. Recommendation #3 does not require City Council approval.

Councillors: John Findura (Chairperson), Sharron Bryce, Bryon Burnett, Jerry Flegel, Shawn Fraser, Bob Hawkins, Terry Hincks, Wade Murray, Mike O'Donnell and Barbara Young were present during consideration of this report by the Executive Committee.

The Executive Committee, at its meeting held on July 6, 2016, considered the following report from the Administration:

RECOMMENDATION

1. That City Council direct the Administration to consult with stakeholders and develop a proposed approach to charge Servicing Agreement Fees and Development Levies for infill development.
2. That the Administration present the proposed approach to City Council to allow for implementation of Infill Servicing Agreement Fee and Development Levy charges beginning in 2018.
3. That this report be forwarded to the July 25, 2016 City Council meeting for approval.

CONCLUSION

The City of Regina's (City) Administration has concluded that more time is required to carry out Phase 2 of the Phasing and Financing Project – the development of Infill Servicing Agreement Fee (SAF) and Development Levy (DL) charges. The new proposed timeline would see Administration present the proposed Infill SAF/DL approach to City Council and request approval to proceed with implementation starting in 2018.

The proposed time will ensure that Administration has sufficient time and capacity to study infill SAF/DL charges, including approaches taken by other municipalities, to allow for a thorough consultation process that considers a broad range of stakeholder perspectives and to develop an implementation plan that will enable the City to effectively administer the new charges.

BACKGROUND

In December 2015, through report CM15-14, Council approved the implementation of a new SAF and DL policy. As part of this policy, it was expected that Administration would develop an approach to charge SAFs and DLs to infill development, which had previously been exempt from paying SAFs and DLs.

Regarding the development of Infill SAFs and DLs, report CM15-14 made the following recommendation:

“That the Administration be directed to consult with stakeholders and develop a proposed approach to charge Servicing Agreement Fees and Development Levy Charges for infill development, and that the Administration present the proposed approach to Council for approval in 2016 to allow for implementation of infill Servicing Agreement Fees and Development Levy charges beginning January 1, 2017.”

DISCUSSION

Since approval of the recommendation from report CM15-14, SAF and DL Policy Review, Final Phasing and Financing Project, Administration has been developing a project plan to study and implement Infill SAF/DL charges. After completing initial project planning, Administration is recommending that the timeline be extended.

The original Council motion directed Administration to present the proposed approach in 2016 for implementation by January 1, 2017. Based on the scope of work required and the available resources, Administration suggests presenting the proposed Infill SAF/DL approach to Council and requests approval to proceed with implementation in 2018.

Infill development has previously been exempt from paying SAF/DL charges. As a result, this project will include a consultation process with the development community to understand how the implementation of these fees may impact them. Furthermore, since the City has never collected Infill SAF/DL charges, the approach also considers the impacts to the Administration related to implementing new processes to collect these fees.

Delaying implementation would forego the planned collection of Infill SAF/DL charges for infill development which occurs in 2017. While neither the fees themselves, nor the payment schedule have been determined, Administration estimates that the deferred revenue associated

with not collecting infill fees in 2017 will be approximately \$3 million. This deferred revenue could be recouped through higher SAF/DL rates in the future, using an approach similar to that which was taken in order to phase-in the new greenfield SAF/DL rates as approved by Council through report CM15-14.

RECOMMENDATION IMPLICATIONS

Financial Implications

The recommendation would delay the collection of SAFs and DLs from infill development by one year. Infill development in 2017 would have contributed an estimated \$3 million to the SAF fund. As with revenue from Greenfield SAFs, the income associated with infill SAFs will only be used to pay for SAF funded projects.

In order to make up for not collecting this funding as planned in 2017, future years would require slightly higher SAF rates in order to ensure that all capital projects associated with growth can still be funded through the SAF reserve fund. Based on preliminary estimates the impact to the SAF rates should be less than 1 per cent. Alternatively, a future decision could be made to make up the SAF shortfall through other means such as general revenue or service level reductions.

Environmental Implications

None with respect to this report.

Policy and/or Strategic Implications

The Infill SAF/DL policy is consistent with the City's policy that "growth pays for growth". The process of developing the Infill SAF/DL policy will consider implications to other City policies, such as the Intensification Target and Comprehensive Housing Strategy.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

A copy of this report will be forwarded to the interested parties from the Phasing and Financing Plan consultations. A communications and engagement plan for the Infill SAF and DL project will be developed in order to ensure that affected stakeholders are appropriately engaged and consulted.

DELEGATED AUTHORITY

The recommendations contained in this report require City Council approval.

Respectfully submitted,

EXECUTIVE COMMITTEE

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

Jim Nicol, Secretary