

AT REGINA, SASKATCHEWAN, TUESDAY, NOVEMBER 5, 2019

AT A MEETING OF 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 Sharron Bryce, in the Chair  
Councillor Bob Hawkins  
Councillor Barbara Young

Regrets: Councillor Jason Mancinelli  
Councillor Joel Murray

Also in Attendance: Council Officer, Ashley Thompson  
City Solicitor, Byron Werry  
Exec. Dir., Financial Strategy & Sustainability, Barry Lacey  
Exec. Dir., City Planning & Community Development, Diana Hawryluk  
Director, Assessment & Taxation, Deborah Bryden  
Manager, Property Tax & Utility Billing, Tony Petrulias

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 October 8, 2019 be adopted, as circulated.**

ADMINISTRATION REPORTS

FA19-17 City of Regina Greenfield Servicing Agreement Fee and Development Levy Annual Rate Review

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**Recommendation**

1. That 2020 Greenfield Servicing Agreement Fee and Development Levy Rates be set at \$361,000 per hectare for residential and commercial development and \$120,330 per hectare for industrial-zoned development and approved effective January 1, 2020.

2. That 2020 Greenfield Servicing Agreement Fee and Development Levy Rates be maintained for 2021, with the recognition that new rates will only be brought forward for Council approval if the calculated required rates for 2021 vary more than 5% from the 2020 rates, if approved, in Recommendation #1.
3. That Intensification Levy Rates be reduced in alignment with Greenfield Servicing Agreement Fee and Development Levy Rates effective January 1, 2020.

**Table 1: Intensification Levy Rate by Land Use Type Chart**

LAND USE TYPE	RATE
Residential Unit Types (rate charged per unit)	
Secondary Suite	\$4,200
Single-Detached Dwelling	\$8,700
Semi-Detached Dwelling or Duplex	\$8,400
More than Two Dwelling Units (e.g. townhouse, triplex, etc.)	\$8,100
Apartment (less than two bedrooms)	\$4,200
Apartment (two or more bedrooms)	\$6,100
Office/Commercial/Institutional (rate charged per m <sup>2</sup> )	
Industrial (rate charged per m <sup>2</sup> )	\$40

4. That 2020 Intensification Levy Rates be maintained for 2021, with the recognition that new rates will only be brought forward for Council approval if the calculated required rates for 2021 vary more than 5% from the 2020 rates, if approved, in Recommendation #3.
5. That the City Solicitor be directed to prepare the necessary bylaw amendment to *The Development Levy Bylaw No. 2011-16*.
6. That this report be forwarded to the November 25, 2019 City Council meeting for approval.

Stu Niebergall, representing Regina & Region Home Builders' Association, addressed the Committee.

Diana Hawryluk, Executive Director, City Planning & Community Development made a power-point presentation to the Committee. A copy of the presentation is on file in the Office of the City Clerk.

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

FA19-18 Community Non-Profit Tax Exemption Policy

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**Recommendation**

1. That the property tax exemptions as listed in Appendix A be approved subject to the Government of Saskatchewan approving the exemption or partial exemption of the education portion of the property tax levies where required.
2. That the Executive Director, Financial Strategy & Sustainability or his delegate be authorized to apply for the approval of the Government of Saskatchewan on behalf of property owners for any exemption of the education portion of the property tax levies payable to the Government of Saskatchewan that is \$25,000 or greater on an annual basis.
3. That the City Solicitor be instructed to prepare the necessary bylaw to authorize the property tax exemptions for 2020 for those properties that are receiving one year tax exemptions as listed in Appendix A.
4. That pursuant to clause 244(2)(a) of *The Cities Act* the property taxes for the following properties for the following years be cancelled because there has been a change in ownership or use of the property, without which the property would have otherwise been exempt:
  - (a) 2018 property taxes payable for the space occupied by The Royal Canadian Legion at 1820 Cornwall Street; Plan: 00RA12095, Block: 308; Lot: 42; as described on the Assessment Roll as Account No. 10032641.
  - (b) 2019 property taxes for The Young Women's Christian Association to be located at 1915 Retallack Street; Plan: 101887623, Block: 339; Lot: A as described on the Assessment Roll as Account No. 10101336 and Plan: 101887623 Block: 339; Lot: B as described on the Assessment roll as Account No.10101337.
  - (c) 2019 property taxes for The Islamic Association of Saskatchewan, Regina Inc. at 641 E Victoria Avenue; Plan: 70R13525 Blk: A; Plan: DV 270 Blk: 38; Lot: 21-34/ Blk: 38B Lot: 7-20/ Blk: Y; as described on the Assessment Roll as Account No. 10039677
5. That this report be forwarded to the November 25, 2019 meeting of City Council for approval.

The following addressed the Committee:

- Susan and Rachael Owoeye, representing Redeemed Christian Church of God
- Chad MacPherson, representing Sask. Stock Growers Association
- Darcy McKay, representing STARS Air Ambulance
- Alexis Losie, representing YWCA Regina
- Brian Shankowsky, representing Regina Trades and Skills Centre

**Councillor Bob Hawkins moved that the recommendations contained in the report be concurred in.**

**Councillor Bob Hawkins moved, in amendment, that Administration bring forward a report to the December 2, 2019 Finance and Administration Committee meeting that provides more particular reasons as to why the organizations outlined in Appendix B did not qualify for an exemption.**

**The main motion, as amended, was put and declared CARRIED.**

ADJOURNMENT

**Councillor Barbara Young moved, AND IT WAS RESOLVED, that the meeting adjourn.**

The meeting adjourned at 5:30 p.m.

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Chairperson

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Secretary