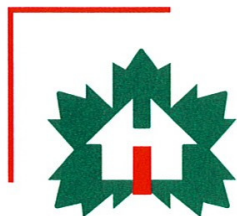


Regina & Region
Home Builders'
Association



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June 21, 2018

City Council
City of Regina

Subject: Policy Amendment to Charge for Intensification

Dear City Council,

I am writing you today on behalf of the Regina & Region Home Builders' Association to provide our support to the City of Regina Administration's recommendation on the implementation of the Intensification Levy.

We are always concerned with increasing Development Charges that focus solely on ensuring that the costs associated with growth are recovered by families and new comers (New Home Buyers) to our community. The 'Growth pays for Growth' model fails to identify the economic benefits of growth that the majority of existing ratepayers also receive when new development is occurring within the Greater Regina Area.

However, when one recognizes the City of Regina made a conscious decision to pursue a "Growth pays for Growth" strategy in 2007, then in that context this new Intensification Levy is being applied appropriately. The proposed implantation uses the same infrastructure model as the Service Agreement Fee model, which provides transparency that is important to the residential construction sector.

We are appreciative of the City Administration's consultation process with our industry and other stakeholders. Our observation was Shanie Leugner and Kim Sare led an excellent consultation process that ensured participants were heard and responded to. Different perspectives were respected, and unintended consequences were avoided.

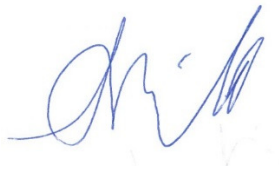
As this Intensification Levy is implemented, we anticipate some will bring projects forward to the City of Regina that will perceive this as another unfair development tax on their project. Some may even be members of our Association and will be critical of our willingness to support the recommendation.

As someone who participated in every Intensification Levy Project workshop, I would find it difficult to appreciate the perspective of anyone who took the time to understand the entire recommendation and concluded that the Intensification Levy was unfair or not transparent. We understand no one wants to pay more for any project, especially when the residential construction industry is facing a significant slowed down. At the same time, if the City Council did not implement the Intensification Levy recommendation, then it would have the causal effect of most of new home buyers subsidizing intensification projects. That would be most unfair and lack transparency.

In the current context of 'Growth pays for Growth', if there is an opportunity to improve the Development Levy system, we strongly suggest this is made by ensuring the Infrastructure Project list reflects the truest cost of future infrastructure that can be determined, while ensuring cost benefit analysis occurs on the Infrastructure Project list to determine the best possible value is created for Regina citizens.

The Intensification Levy recommendation does a good job of providing equitable treatment under the 'Growth pays for Growth' mandate, which explains why we support the recommendation.

Thank you

A handwritten signature in blue ink, appearing to read 'Stu Niebergall', is positioned above the printed name and title.

Stu Niebergall
President & CEO